



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 14, 2016

Reference: Consider approval of an Ordinance for PD-260R-R, Trinity River Kayak Company, to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road.

2030: **Business Prosperity, Sense of Community**

Introduction:

Approximately 2 years ago, this property was granted PD zoning to allow a convenience store and the kayak operation subject to nine variances to the *Zoning* and *Subdivision Ordinances*. The convenience store has closed and the applicant desires additional flexibility in the leasing of the existing 2,500 +/- square foot building for other retail uses. The second part of this request is to permit additional attached and monument signage in support of the future potential retail tenant.

Analysis:

On May 10, 2016 City Council approved (6-1) the additional retail uses, the revised rear elevation of the retail building and the following modifications to the signs:

1. One 30-square-foot monument sign, setback a minimum of ten feet from the ROW, shall be permitted on the west side of the driveway.
2. The existing 9.6-square-foot sign located on the wall located on the east side of the driveway may be retained.
3. The existing 26.4-square-foot attached sign may be relocated to the hut located adjacent to the parking lot.
4. Attached signage shall be permitted on the retail building in compliance with the *Sign Ordinance*, except that one 3' x 12' sign shall be permitted on the eave.

On April 21, 2016, the Planning Commission unanimously recommended approval to allow additional uses to occupy the existing building permitted in the Retail District, and further recommended:

1. One double-sided monument sign, setback a minimum of ten feet from the ROW, on a raised foundation to allow east/west bound visibility in lieu of the existing 9.6 square-foot sign located on the wall located on the east side of the driveway.
2. The existing 26.4 square-foot attached sign may be relocated to the hut located adjacent to the parking lot.
3. Roof signs shall not be permitted. Additional attached signs shall be permitted on the building in compliance with the Sign Ordinance.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval of this Ordinance

Attachments:

1. Ordinance
2. Exhibit “A” – Legal Description
3. Exhibit “B” – Signage Plan
4. Exhibit “C” – Revised Rear Elevations