



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

Title: Plan Commission recommendation to approve General Amendments to Title 17 (Zoning Ordinance) regarding Pet Care Facilities in the M1 zoning district and off-premise signs in commercial and manufacturing districts.

Presenter: Russell Colby

Meeting: Planning & Development Committee

Date: December 11, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

Robin Massey is the owner of Fydoland, a Pet Care Facility that is currently operating at 1317 E. Main St. Ms. Massey proposes to locate Fydoland in a nearby building at 1311 E. Main St., and has submitted the following General Amendment requests in connection with the proposed business relocation:

1. Add “Pet Care Facility” as a Special Use in the M1 Special Manufacturing District.
2. Allow Off-Premise signs for lots without street frontage in business and manufacturing districts (BL, BC, BR, M1, M2 districts).

Ms. Massey has separately submitted a Special Use application to permit the Fydoland business to be established at 1311 E. Main St. That application, which is being considered under a separate agenda item, is contingent on approval of General Amendment #1 regarding Pet Care Facilities.

Plan Commission review

The Plan Commission held a public hearing regarding the General Amendments on 12/5/17.

1. Item #1, to add “Pet Care Facility” as a Special Use in M1, was recommended for approval, 9-0, with no significant issues raised during the hearing.
2. Item #2, to permit off-premise signs for lots without street frontage, was discussed in greater detail. The Commissioners all supported the concept but had different perspectives on whether the code should allow placement of an additional freestanding sign (potentially resulting in two freestanding signs on a single lot) and if additional sign face area should be available for displaying the advertising for an off-premise business.

The Plan Commission recommended approval, 9-0, to:

- Continue to limit freestanding signs to one per lot, even if signage is being provided for an off-site business.
- Grant additional freestanding sign face area for displaying signage for an off-site business, equal to 50% of the sign area otherwise allowed. (For example, if a 100 sf. sign is permitted per the zoning district of the property, then an additional 50 sf. may be added to advertise an off-site business, resulting in a total potential sign size of 150 sf.).

It was noted during the discussion that this provision would only apply to a limited number of parcels (Staff identified 6 parcels), and any display of offsite signage would still be contingent on a property owner being willing to display the signage for the off-site business.

Attachments (please list):

Plan Commission Resolution, Staff Report, Applications

Recommendation/Suggested Action (briefly explain):

Plan Commission recommendation to approve General Amendments to Title 17 (Zoning Ordinance) regarding Pet Care Facilities in the M1 zoning district and off-premise signs in commercial and manufacturing districts.