



Council Communication

Office of the City Manager

Date

July 9, 2007

Agenda Item No. 24
Roll Call No. 07-
Communication No. 07-422
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Setting date of hearing on amendment to the zoning ordinance to allow additional signage by a business whose primary street frontage has been temporarily closed, and temporarily suspending enforcement (7-23-07).

SYNOPSIS:

Recommend approval to set the date of hearing to consider an amendment to the zoning ordinance to allow additional signage by a business whose primary street frontage has been temporarily closed due to the construction or repair of public improvements. In approving this item, Council sets the date of hearing for July 23, 2007, and refers the proposed amendment to the Plan and Zoning Commission for review and recommendation.

Staff recommends that Council direct the Zoning Enforcement Officer to temporarily suspend enforcement of the existing zoning regulations, which prohibit the issuance of a permit for, and the placement of, signage that would be allowed under the proposed amendment. The suspension of enforcement will remain in effect until the earlier of 90 days, or until Council's enactment or rejection of the proposed amendment.

FISCAL IMPACT:

Amount: Minor increase in revenue as additional signage permits are issued.

Funding Source: 2007-08 Operating Budget, Permit and Development Center, GE001, CDD130100, pg. 97.

ADDITIONAL INFORMATION:

The City of Des Moines often closes streets for public improvement projects. These street closings negatively impact local businesses by making it difficult for the public to determine if the businesses are open and how to access them. This item proposes that the zoning ordinance be amended to allow temporary signage to be installed on affected businesses for the duration of the street closure so that customers know that the businesses remain open. The change would allow businesses to have an additional 100 square feet of signage on their buildings. The proposed amendment is as follows:

Sec. 134-1276. General regulations.

- (i) Signs permitted in all zones. The following designated signs shall be permitted in all zoning districts:

(1) Temporary signs

- (h) Street closure signs. Subject to obtaining a permit, one non-illuminated or indirectly illuminated sign not to exceed 100 square feet in area per street frontage for any business whose primary street frontage has been temporarily closed to vehicular travel for construction or repair of public improvements. Such sign may be used only for the duration of the road closure and must be removed within two business days after the street is reopened.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Plan and Zoning Commission review of proposed amendment (July 19, 2007)

Date of hearing (July 23, 2007)