



PUD-175B, another request for a minor amendment to PUD-175, was approved by the Planning Commission on February 11, 2010, that modified the sign requirements. With PUD-175B, the height of the project identification sign in Development Area B was increased from 30 feet to 50 feet, and the size was increased from 200 square feet to 300 square feet. Similarly, in Development Area C, the height of the project identification sign was decreased from 50 feet to 30 feet, and the size of the sign was decreased from 500 feet to 200 square feet. None of these signs have been constructed.

On July 17, 2018, the City Council approved BACP-162 to change the Comprehensive Plan designation on the property associated with PUD-175D from Level 4 to Level 6. BACP was approved subject to a major amendment to PUD-175 to include the rezoning request for CH zoning. A draft PUD was submitted with BACP-162. The draft PUD mentioned the request for a change in zoning to permit the car wash and an adjustment to the parking requirement. However, there was not any reference to a changing the sign requirements. Wal-Mart, Murphy Oil and Gas, and a new retail shopping center that is nearing completion have all been developed in accordance with the sign regulations of PUD-175. Staff has also met with a proposed new development on the northeast corner of Kenosha Street and 209<sup>th</sup> E. Avenue and provided them with the sign requirement information associated with PUD-175.

The Planning Commission, in their meeting of August 9, 2018, recommended (3-2 vote) that PUD-175D and BAZ-2009 be approved as requested by the applicant. Other than the applicant, no one else spoke regarding PUD-175D and BAZ-2009.

**Cost:** \$0

**Prepared By:** Brent Murphy, AICP, Senior Planner

**Reviewed By:** Development Services Department  
Legal Department  
Assistant City Manager, Operations

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Case map  
Aerial photo  
PUD-175D design statement  
Draft PUD submitted with BACP-162  
PUD-175 design statement

### **Zoning Ordinance**

#### **Recommendation:**

Approve PUD-175D and BAZ-2009 as recommended by the Planning Commission.

BDM