

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 5, 2016**

SUMMARY

A request by A Civil Group (agent) on behalf of their client, 1103, LLC (owner), for a major revision of the Lake Broadway Condominiums PUD to accommodate on-site signage. The proposed amendment would permit a 32-square foot on-site identification sign to be installed on the existing fence near the property's Broadway entrance. The subject site contains 5.17 acres, is developed with 58 residential units, and addressed as 1103-1121 W. Broadway Street. (Case 16-103)

DISCUSSION

This request seeks to establish signage standards for the Lake Broadway Condominiums PUD Plan which was approved in October 2002 so that the applicant's may install signage near the development's entrance located on W. Broadway. The initial application submitted with this request sought approval to add a 32-square foot reverse-lit (raised lettering with hidden backlighting) wall sign within the PUD per Section 23-25.1 (On-premises wall, canopy and awning signs). However, upon review of the application staff determined that the desired signage was not a wall sign, but rather a free-standing sign since it is not located directly on a structure for which it provides identification or advertising. The applicant's intent is to mount the sign to the existing wrought iron, brick pylon fence along W. Broadway.

Free-standing signs are governed by Section 23-25(a) (Area, height and placement standards) of the Sign Code which also permits a 32-square foot sign for this location (considered an arterial street), but limits the sign to a maximum of 6 feet in height and requires the use of a monument or pylon sign. The proposed sign does not exceed any of the dimensional standards (area or height) and given its mounting to the existing fence is considered a monument-style sign.

Further review of the application and the PUD site plan determined that a variance to Section 23-25(g) of the Sign Code was necessary since the existing fence is located closer than 10-feet to the right-of-way of W. Broadway. Per section 23-25(g) free-standing signs must maintain a 10-foot setback from a right-of-way line. Staff does not find concern with the requested variance since the fence structure is pre-existing and is not proposed to be improved in any manner resulting in additional structural encroachment on or near the right-of-way.

RECOMMENDATION

Approval of the variance, revised PUD development plan dated April 20, 2016, and adoption of a Statement of Intent.

ATTACHMENTS

- PUD development plan, dated April 20, 2016
- Statement of Intent
- Locator maps

Report prepared by Rusty Palmer

Approved by Patrick Zenner