



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2016

Re: Lake Broadway Condominiums PUD – Major Revision (Case #16-103)

Executive Summary

Approval of this request would amend the “Lake Broadway Condominiums PUD Plan” to permit a 32 square-foot identification sign to be installed on site.

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 may install signage near the development’s entrance located on West Broadway. The applicant’s intent is to mount the sign to the existing wrought iron, brick pylon fence along West Broadway.

Free-standing signs are governed by Section 23-25(a) (Area, height and placement standards) of the Sign Code which 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.

As part of the PUD plan amendment, it was also determined that a variance to Section 23-25(g) of the Sign Code was necessary to permit the proposed signage. This is required since the existing fence, to which the sign will be mounted, is located closer than 10-feet to the right-of-way of West Broadway. Given the fence structure is pre-existing and will not add any encroachment on the right-of-way staff supports the requested variance.

On May 5, 2016, the Planning and Zoning Commission considered this request and recommended unanimous approval (8-0) of the proposed PUD plan amendment and the requested variance. The applicant’s agent was present and provided a summary of the requested actions. No additional public comment was provided on the item and the Commissioner had no questions.

A copy of the staff report, locator maps, PUD development plan dated April 20, 2016, Statement of Intent, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
4/15/1985	Approved Site Plan and Area Map – “Lake Broadway Condominiums”
8/23/2002	Approved “Lake Broadway Condominiums PUD Plan”
10/25/2002	Approved revisions to “Lake Broadway Condominiums PUD Plan”

Suggested Council Action

Approve the major revision to “Lake Broadway Condominiums PUD Plan”