Legislation Details (With Text)

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File created:	7/16/2021	**In control:**	Planning Commission
On agenda:	7/22/2021	**Final action:**	7/22/2021
Title:	Appl. #PL2021-222 - SIGN APPLICATION - Hook Farms, The Retreat at Hook Farms and The Homestead at Hook Farms, 2020 SW Hook Rd; Hunt Midwest Real Estate Development, Inc., applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Sign Elevations and Specification, 3. Landscape and Location Plan, 4. Table of Sign Applications & Modifications 2001-Present, 5. Location Map		

Date	Ver.	Action By	Action	Result
7/22/2021	1	Planning Commission	approved	Pass

Appl. #PL2021-222 - SIGN APPLICATION - Hook Farms, The Retreat at Hook Farms and The Homestead at Hook Farms, 2020 SW Hook Rd; Hunt Midwest Real Estate Development, Inc., applicant

Issue/Request:
The request is for Planning Commission approval of three signs that exceed the maximum height and/or size of signs that can be administratively approved. 0ne (1) monument sign exceeds the maximum height and size, one (1) monument sign and one (1) ground sign exceeds the maximum height. The UDO grants the Planning Commission the authority to approve signs that exceed the height as established by Table 9-1 of the UDO.

C. Shannon McGuire, Planner
Jon Birkel, Applicant's Representative

Recommendation: With the conditions of approval below and as outlined in the staff letter, the application meets the requirements of the UDO.

1. A 6'10", 82.8 sf. monument sign shall be allowed for Hook Farms near the intersection of SW 26th Terr/SW Pryor Rd. Signage shall comply with all other UDO sign standards of the R-1 zoning district.
2. An 8'2", 18.5 sf. monument sign shall be allowed for The Retreat at Hook Farms near the intersection of SW Hook Rd/SW Hearthstone Pl. Signage shall comply with all other UDO sign standards of the R-1 zoning district.
3. A 7'2.5", 3.7 sf. hanging sign shall be allowed for The Homestead at Hook Farms near the intersection of SW 26th Terr/SW Pryor Rd. Signage shall comply with all other UDO sign standards of the R-1 zoning district.