

Legislation Details (With Text)

File #:	2017-1649	Name:	
Type:	Report	Status:	Passed
File created:	11/10/2017	In control:	Planning Commission
On agenda:	11/14/2017	Final action:	11/14/2017
Title:	Appl. #PL2017-241 - SIGN APPLICATION - Summit Square Apartments, 785 NW Donovan Rd.; NorthPoint Development, LLC, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. PL2017-241 SIGN Summit Square Apts PC, 2. Sign Elevation and Detail, 3. Summit Square Overall Site Plan, 4. Detailed Blow-up of Entry with Utility Easements Shown, 5. Sign Applications & Modifications, 2001-Present, Monument Signs-All Districts, 6. PL2017-241 SIGN Summit Square Apts Location Map		

Date	Ver.	Action By	Action	Result
11/14/2017	1	Planning Commission	approved	Pass

Appl. #PL2017-241 - SIGN APPLICATION - Summit Square Apartments, 785 NW Donovan Rd.; NorthPoint Development, LLC, applicant

Issue/Request:

The applicant requests approval for a monument sign, approximately 156 square feet in overall structure area, with a water feature and variable heights. The tallest point of the monument sign structure is 10 feet. The sign area is only 15 square feet. The monument sign is located in the island at the southernmost entrance into the Summit Square Apartment complex off of NW Donovan Road. There is an additional smaller monument sign proposed just south of the northern entrance along NW Donovan Road. However, the smaller structure does not require Planning Commission approval as the sign area is 2 square feet and the structure area is approximately 23 square feet, all in compliance with monument size standards.

The ordinance that approved the preliminary development plan for the larger Summit Orchard development of which the apartments are a part of, Ord. #7885, allowed for two larger "L" shaped multi-tenant signs for the adjacent commercial development. These signs were located at the northeast corner of NW Ward Road and NW Chipman Road and the northwest corner of NW Chipman Road and NW Donovan Road. All other monument signs were to comply with the CP-2 sign standards. The maximum height allowed for a monument sign under the CP-2 sign standards is 12 feet. The maximum sign area and structure area allowed in the CP-2 sign standards are 72 square feet and 96 square feet, respectively. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the increased structure area.

Recommendation: Staff recommends **APPROVAL** of the sign application, subject to the following:

1. A 10-foot tall entry monument with a structural area of approximately 156 square feet and a sign area of 15 square feet shall be allowed in the island at the southernmost entrance into the Summit Square Apartment complex.