

## Legislation Text

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**File #:** 2024-6353, **Version:** 1

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Appl. #PL2024-122 - SIGN APPLICATION - Trilogy monument sign, 800 NW Ward Rd; NorthPoint Development, applicant

Issue/Request:

The applicant requests approval of a 7'-8" tall monument sign to serve as the primary signage for the Trilogy apartment development. The proposed sign will be located in the median at the primary entrance at the intersection of NW Ward Rd and NW Donovan Rd. The maximum allowable height for a monument sign serving a residential use in the PMIX zoning district is 6'. The proposed monument sign is 1'-8" taller than allowed by right. Save for the height, the proposed monument sign meets all other size requirements as it relates to sign face area and overall structure area.

Under authority of UDO Section 9.160.A, the Planning Commission may consider and approve sign applications for permitted permanent sign types which exceed the maximum number of signs permitted, maximum sign area, or maximum height. Staff supports the request to allow the taller monument sign.

Proposed Planning Commission Motion:

I move to approve Appl. #PL2024-122 - SIGN APPLICATION - Trilogy monument sign, 800 NW Ward Rd; Northpoint Development, applicant.

Cooper Champlin, Applicant Representative  
Hector Soto, Jr., AICP, Senior Planner

Recommendation: Staff recommends approval subject to the following:

1. A 7'-8" tall monument sign shall be allowed on the subject project site as depicted on the Monument Detail sheet dated April 11, 2023.