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TO: City Plan Board **Item Number:** 5
FROM: Planning Department Staff **DATE:** April 22, 2010
SUBJECT: Petition PB-10-21 TCH, Josie Dyker, agent for Cabana Beach Apartments. Amend the Land Development Code section 30-318 to allow additional signage for multi-family developments located on multiple streets.

Recommendation

Planning Division staff recommends approval of Petition PB-10-21 TCH.

Discussion

This petition is a request to amend Section 30-318 to allow additional signage for multiple-family developments that have frontage on multiple streets. Section 30-318(d)(2) specifically regulates signage for multiple-family residential developments, community residential homes of over fourteen residents, mobile home parks and other allowed uses in multiple-family zoning districts. Currently, a multiple-family development is allowed one sign of up to 24 square feet in size, excluding structural elements and decorative features. This can be a single sign unit with two faces or a single-faced sign mounted on each side of the entrance into the development. If the development has more than one approved entrance, one additional sign designed for identification purposes only, on a structure not exceeding four square feet in size, shall be permitted at each entranceway.

Most multiple-family developments are located within residential zoning districts. Except where specifically provided, signs are permitted only in areas other than residential districts. As a result, staff cannot recommend the proposed text language of the petitioner, with a proposed sign area of 128 square feet, which is larger than any one individual sign is allowed to be, even in commercially zoned areas. The largest individual sign allowed in the City is 96 square feet for commercial development with a frontage exceeding 300 linear feet. Also, the proposed twelve-foot height is taller than the ten-foot maximum height allowed for a ground-mounted sign. However, staff recognizes the issue concerning signage limitations on street frontages that have no entrance and the limited allowable signage on those additional entrances that do exist. The following staff-proposed amendments are intended to provide for some additional signage for multiple-family developments and to clarify some of the provisions within the section.

Section 30-318(d)(2)

Multiple-family residential developments, community residential homes with more than fourteen residents, mobile home parks and other allowable uses in multi-family districts for which

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signage is not otherwise regulated. Signs of a permanent nature, designed only to identify the development and indicate availability of dwelling units or mobile home sites and including structural features may be erected in accordance with the following regulations:

- a. Permanent identification signs and structures shall be permitted only for a total development as originally or subsequently approved as shown on the latest approved development plan for developments that require development plan approval. Such signs and structures shall be erected entirely on private property in accordance with the requirements of subsections (d)(2)b., ~~and c., d., and e.~~ of this section.
- b. Such signs and structures shall be permitted on one entrance into such development from an abutting street or may be wall-mounted. The sign shall be no greater than 16 square feet in size. ~~Any sign structures for such permitted signs shall not exceed 16 square feet in size, excluding structural elements and decorative features.~~
- c. Multi-family developments consisting of six or more units shall be allowed a sign up to 24 square feet in size, excluding structural elements and decorative features. Such signs may be wall or ground-mounted and may be a single sign unit with two faces or a single-faced sign mounted on each side of ~~such entranceway~~ an entrance into such development from an abutting street. Where more than one entranceway is approved, one additional sign designed for identification only, ~~on a structure~~ not exceeding four square feet in size, shall be permitted at each entranceway. If the property has more than one frontage but no approved entrance on the additional frontage(s), one additional sign up to 16 square feet in size, shall be allowed to be placed on one additional frontage, designed for identification only, excluding structural elements and decorative features.
- e d. Such signs may be illuminated with a steady light but shall not be animated.
- d e. The maximum height of the freestanding sign shall not exceed eight feet.

Impact on Affordable Housing

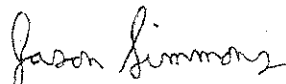
Not applicable

Respectfully submitted,



Ralph Hilliard

Prepared by


Jason Simmons

Attachments:

Text amendment application
Explanation of request