



MAYOR AND COUNCIL COMMUNICATION

DATE: 1/19/2016

REGULAR

ITEM #: 14

MOTION

AGENDA ITEM: High Pointe Sign Variance – IRET Properties, 8650 Hudson Blvd

SUBMITTED BY: Stephen Wensman, Planning Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Joan Ziertman

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/PresentationStaff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

SUMMARY AND ACTION REQUESTED:

Staff and the Planning Commission are recommending the City Council to approve a variance request from IRET properties for a 5 foot height and 4 foot width variance from the Eagle Point Business Park Exterior Sign Design Agreement to allow a 35-foot high, 16-foot wide pylon sign with the following motion:

***“Move to adopt Resolution 2016-__ approving the 5 foot height and 4 foot width variance request at 8650 Hudson Blvd. to allow for a 35-foot high, 16-foot wide pylon sign at the High Pointe Medical Campus.*”**

BACKGROUND AND STAFF REPORT:

The Eagle Point Business Park Planned Unit Development was platted in 1999 with the Eagle Point Business Park Exterior Sign Design Agreement which identified the zoning standards for the development, including signage. Based on the Agreement, pylon signs are allowed and can have a width of 12’ and a height of 25’, or 30’ depending on the interpretation. To complicate matters, sometime in the past Planning Staff prepared a written summary of the Eagle Point standards and determined that sign height was to be determined on a case-by-case basis. The applicant is seeking the sign to improve visibility for its multiple medical tenants.

In order to approve a variance, the applicant must demonstrate compliance with 4 required findings:

- 1) Practical Difficulties
- 2) Unique Circumstances
- 3) Character of the Locality
- 4) Adjacent Properties and Traffic

Staff reviewed the application and determined that the variance request met the 4 required findings. Additional detail about this review can be found in the Staff Report to the Planning Commission.

PLANNING COMMISSION REPORT:

The Planning Commission held a public hearing and reviewed the proposed variance on January 11, 2016. During the public hearing, no testimony was received and no other written comments were submitted to staff. The Planning Commission discussed the need for the sign, issues related to wayfinding, sign lighting, potential future driveway and site development, and the sign's potential effect on cut-through traffic in Park Dental's parking lot. After discussion of the proposed pylon sign and the requested variance, the Planning Commission recommended approval of the variance request (Vote: __) based on the findings in the staff report for this item. Further detail of the Planning Commission discussion can be found in the draft Planning Commission minutes.

RECOMMENDATION:

Staff and the Planning Commission are recommending the City Council to approve a variance request from IRET properties for a 5 foot height and 4 foot width variance from the Eagle Point Business Park Exterior Sign Design Agreement to allow a 35-foot high, 16-foot wide pylon sign with the following motion:

“Move to adopt Resolution 2016-__ approving the 5 foot height and 4 foot width variance request at 8650 Hudson Blvd. to allow for a 35-foot high, 16-foot wide pylon sign at the High Pointe Medical Campus.

ATTACHMENT(S):

- Resolution 2016-__
- Draft Planning Commission Minutes 1/11/16
- Planning Commission Staff Report 1/11/16
- Applicant's Written Statement
- Exhibits C–H to Written Statement
- Site Survey
- Adjacent Pylon photos
- Letters of Support
- Eagle Point Development Standards