

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

SIGN CODE EXCEPTION NO. 21-003/PLANNED SIGN PROGRAM NO. 21-003

RECOMMENDED FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 21-003:

1. Sign Code Exception No. 21-003 to allow a) 18-inch letter height in lieu of 16-inch letter height for wall signs; b) 24-inch logo height in lieu of 16-inch logo height; and c) two wall signs (east elevation and north elevation) for Suite #111 in lieu of one wall sign (east elevation) is compatible with the character of the area and is needed for special circumstances defined by the applicant and applicable to the property. The site is located at the bend of the road, which makes the front of the building harder to see to southbound traffic on Main Street. Because of its location, the request for an increase in letter and logo height and an additional sign for Suite #111 would make the signs more visible. The proposed letter and logo heights are compatible with the area because the surrounding buildings have signs comparable to the proposed sizes. Additionally, the design, colors, and materials are complementary to the existing building and the surrounding commercial buildings. The signs are necessary because the signage will assist in the identification of the building tenants to motorists and pedestrians.
2. The proposed wall signs will not adversely affect other signs in the area. The proposed wall signs will not obscure views to other signs or businesses in the vicinity. In addition, the proposed signs are proportional to the building and are appropriately located for enhanced identification of the site without affecting adjacent signs or businesses.
3. The proposed wall signs will not be detrimental to properties located within the vicinity because the signs are designed to complement the structure in design and materials. The proposed wall signs are compatible in size and design with signs on surrounding properties. Furthermore, the location of proposed wall signs above the tenant suites will minimize the impacts to surrounding properties.
4. The proposed wall signs will not obstruct visibility for vehicular or pedestrian traffic because the signs will be placed above the entrances of the tenant suites and away from any vehicular or pedestrian traffic. The proposed wall signs will not be a hazardous distraction because the signs provide sufficient visibility along Main Street and Orange Avenue.

RECOMMENDED CONDITIONS OF APPROVAL – SIGN CODE EXCEPTION NO. 21-003/PLANNED SIGN PROGRAM NO. 21-003:

1. The site plan and elevations received and dated November 29, 2021 shall be the conceptually approved design.
2. Sign Code Exception No. 21-003 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.