

## **Item Cover Page**

### **PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 20, 2024

**SUBMITTED BY:** Monica Friedl, Planning & Community Development

**ITEM TYPE:** Miscellaneous

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** Variance Application, Case VA.24.0402:  
Request filed by Greg Cameron, agent for Clover Cortez, LLC, for a variance to increase the maximum allowed sign area for a Shopping Center sign for the property located 5584 Cortez Road West (Parcel ID Number 5111120159) in the SCC (Suburban Commercial Corridor) zoning district.

**SUGGESTED ACTION:** Approval of Case VA.24.0402.

**Is this item Quasijudicial?**

No

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

The applicant is proposing to install a new 64 sf shopping sign along the frontage of 59<sup>th</sup> Street West, whereas the maximum allowable size is 32 sf. The proposed sign replaces a pylon sign that was removed due to a recent storm.

Per Schedule 5.5.3.2 of the Land Use Regulation, for the first 50 ft. of lot frontage, signs shall not exceed 32 sf. in size. The lot frontage along 59<sup>th</sup> Street West is approximately 39'-10" in length.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by Conflict Counsel, City Attorney Erica Aguello.

**SUGGESTED MOTION:**

City Staff recommends Approval of VA.24.0402.

**ATTACHMENTS:**

[Application - Case VA.24.0402.pdf](#)

[Staff Report - Case VA.24.0402.pdf](#)

[Final Order - Case VA.24.0402.pdf](#)