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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: April 16, 2025

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Final Order PLN-FBA-25-0002, Case PLN-FBA-25-0002:**

Request for a Form Based Code Adjustment to allow for an additional wall sign to be located on the west façade; for property located at 1111 3rd Avenue West (Parcel ID 3294701009) in the T5 (Urban Center) transect zoning district. Application filed by Amanda Norman and Nicholas St. John (agents) for River View Complex, LLC (owner).

SUGGESTED ACTION: Move to recommend either approval or denial of Final Order PLN-FBA-25-0002, Case PLN-FBA-25-0002.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting approval to install an additional wall sign on the western façade of a building in the T-5 Urban Center transect zoning district. Form Based Code Section 4.12.5.c states that projects in T-5 are allowed "Wall Signs, maximum of 1 per Façade visible from common travel ways with a maximum area of 2 square feet per linear foot of the side of the building on which the sign is to be placed, not to exceed 60 square feet and 3 feet in height."

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Move to recommend either approval or denial of Final Order PLN-FBA-25-0002.

ATTACHMENTS:

[Final Order: PLN-FBA-25-0002.pdf](#)

[Application.pdf](#)

[Staff Report.pdf](#)