

Attachment B

Planning Hearing Officer Summary of March 21, 2018

Application Z-212-83-4

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REPORT OF PLANNING HEARING OFFICER ACTION
Teresa Hillner, Planner III, Hearing Officer
Jazmine Braswell, Planner I, Assisting

March 21, 2018

ITEM 6

DISTRICT 4

SUBJECT:

Application #: Z-212-83-4
Zoning: C-1
Acreage: 3.65
Location: Northwest corner of 3rd Avenue and Clarendon Avenue
Proposal: 1) Deletion of Stipulation No. 3 regarding freestanding signs.
Applicant: Wendy Riddell, Berry Riddell LLC
Owner: Clarendon Funding, LLC
Representative: Wendy Riddell, Berry Riddell LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval.

Village Planning Committee (VPC) Recommendation: The Encanto Village Planning Committee chose not to hear this case.

DISCUSSION:

Ms. Wendy Riddell stated she is seeking to modify the stipulation to allow monument signage. Multiple businesses along 3rd Avenue that have monument signs. The Village Planning Committee declined to hear this case at their meeting. She is not aware of any issues or concerns from the public regarding the proposed stipulation modification.

Ms. Teresa Hillner asked Ms. Riddell if they are doing any site work.

Ms. Riddell stated no they are not doing any site work, just proposing to change the sign stipulation to allow a freestanding sign.

Ms. Hillner stated it appears the applicant proposed not to have monument signs with the original zoning case. In the 80's most people thought offices were destinations. The proposed signage will be complementary to the surrounding buildings and will conform to the Ordinance requirements. She believes there is a need to identify businesses located in the office complex to get vehicles off the road as quickly as possible. She stated she is going to approve this request as submitted.

FINDINGS:

1. This property is developed as a multi-tenant office building which currently does not have much identification from 3rd Avenue. There currently is no wall signage or ground signs identifying users of the building.
2. No additional modifications are being proposed now so the remaining stipulations from 1983 will remain applicable.

DECISION:

The Planning Hearing Officer recommended approval.

STIPULATIONS:

| | |
|--|---|
| 1. | The parking garage to be a maximum of 15 feet above natural grade along the west property line. |
| 2. | Substantial conformance with the presented site plan. |
| 3. | No freestanding signs (as proposed by the applicant). |
| Right-of-way | |
| Sufficient right-of way to be dedicated by the property owner within one year of final City Council action to provide for the following: | |
| 1. | A balance of a 30-foot half street on Indianola Avenue. |
| 2. | A 40-foot half street on 3rd Avenue. |
| 3. | A 21' x 21' triangle at 3 rd Avenue and Indianola Avenue. |
| 4. | A 21' x 21' triangle at 3 rd Avenue and Clarendon Avenue. |

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