



PLAN COMMISSION STAFF REPORT

ITEM NO: 2 **APPLICATION NO.** 0190-2023

MEETING DATE: February 20, 2024

SUBJECT: Program of Signs

PETITIONER(S): Federal Village, LLC (Owner/Developer/Applicant – Curtis Sattison)

SUMMARY: Adoption of a Program of Signs

LOCATION: 196 Westfield Road

WAIVERS REQUESTED: None

RECOMMENDATION: Approval

PREPARED BY: Joyceann Yelton, Development Services Manager
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Planning Terms

Program of Signs

1. One or more adjacent activities not located in an “Area of Special Control” may submit a Program of Signs to the Plan Commission. The Program of Signs shall contain a visual representation of the lettering, illumination, color, area, height, placement, and location of the signs proposed for display. The items of information displayed on the signs proposed by an activity in the Program of Signs shall not exceed the items of information allowance.
2. The Plan Commission may approve a Program of Signs if the signs visually represented in the Program are consistent with the purposes of this Ordinance, are appropriate to the function and architectural character of the building(s) in which the activity is located and are compatible with the existing adjacent activities.
3. An activity whose Program of Signs has been approved by the Plan Commission may display only those signs that comply with the approved program.

Amendment – A repeal, modification, or additional to a regulation.

Stipulation – A condition, requirement, or item specified as a part of an agreement or ordinance.

Procedure

The application was filed for a public hearing at the February 20, 2024 Plan Commission meeting. Prior to the hearing, there is a published legal notice in the newspapers. The Plan Commission hears the presentation by Staff, applicant/developer, and any individuals in the audience wishing to speak for or against the proposed amendment. The Plan Commission is the only reviewing body regarding a Program of Signs.

Correspondence

Staff has not receive any inquiries on this application.

Summary

The property is located along the south side of State Road No. 32 (Westfield Road) between Federal Hill Commons and Nixon Street. The applicant is requesting the adoption of a Program of Signs for the “Village at Federal Hill Planned Development”. That development includes multi-family apartments, and commercial uses.

(Exhibit 1 – Proposed Program of Signs) The sign package includes a request for flush mounted wall sign identifying the building including individual dual lit channel letters including a mounted logo back-lit and then proposed individual signs for the commercial tenant spaces, signage mounted on the awnings. The proposed signage fits well with the building design.

Attachment

Exhibit 1 Proposed Program of Signs

Recommendation

Staff/Administration is in support of the proposed Program of Signs.

Motions

1. Motion to adopt the "Program of Signs" for "Village at Federal Planned Development" as presented per Application 0190-2023 including the Staff Report and presentation.

2. Motion to deny the entire sign amendment as presented per Application No. 0190-2023

List reasons

3. Motion to continue Application No. 0190-2023 until the March 18, 2024 meeting.