

26-WAIVER-0077

Echo Trail Signature Sign

2405 Echo Trail

Planning Commission

Wednesday, July 30, 2026

Case Manager: Catherine Gomez

REQUEST



- **Waiver** from Land Development Code (LDC) Section 3.1.3.1.3 to permit a signature sign entrance to exceed the maximum height of 6 feet located along a designated corridor within the Floyds Fork Special Zoning Overlay.

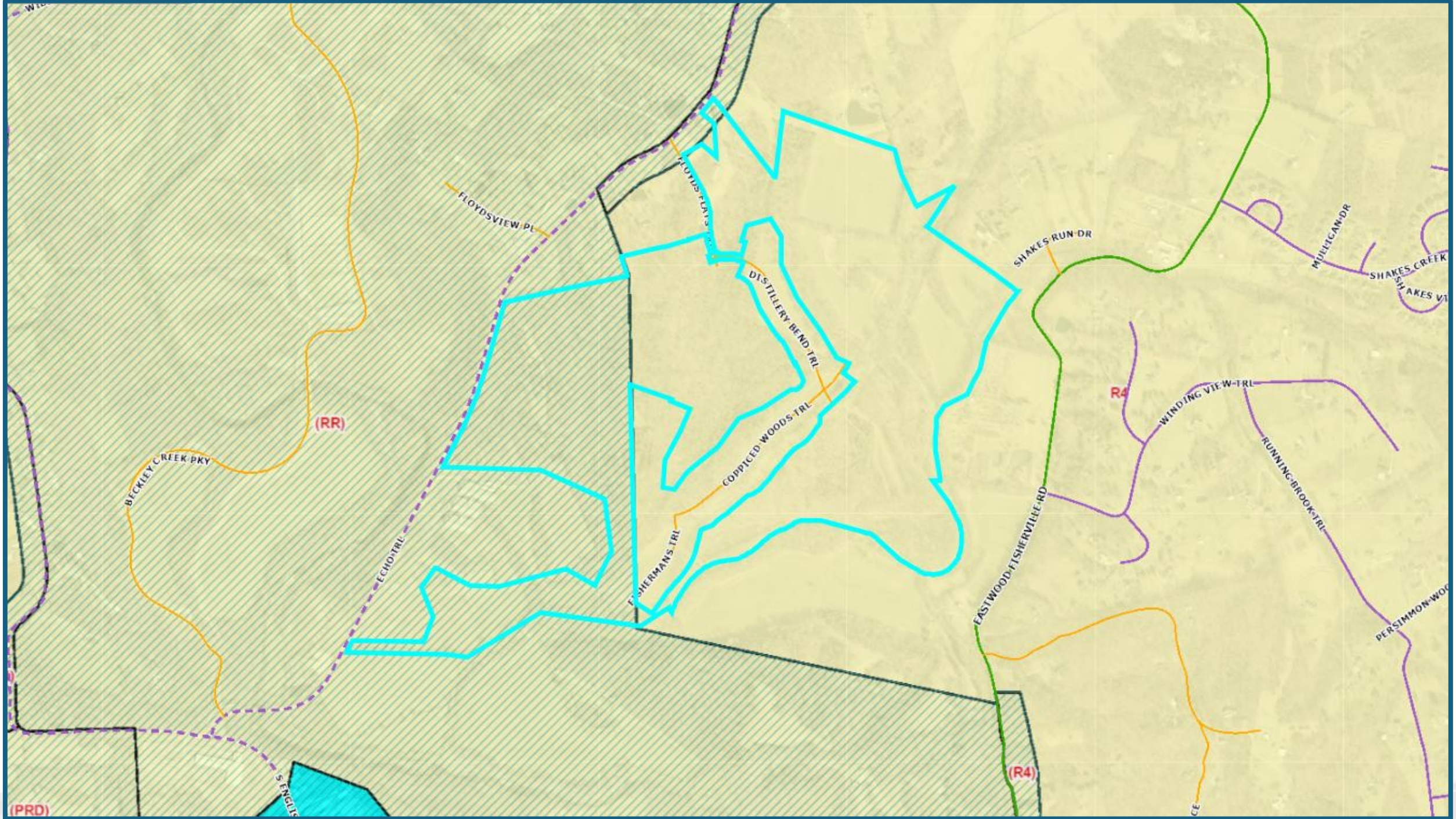


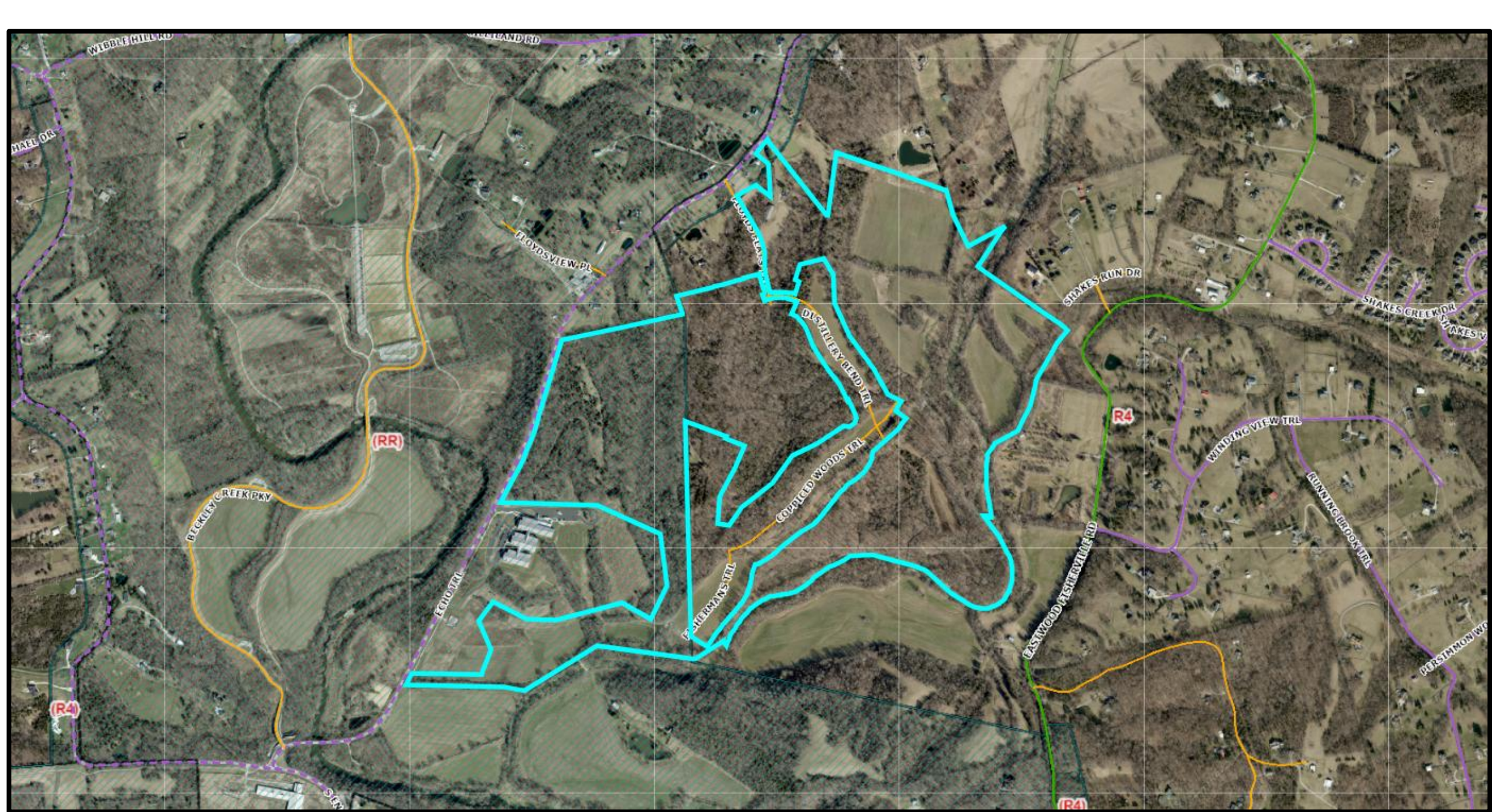
CASE SUMMARY

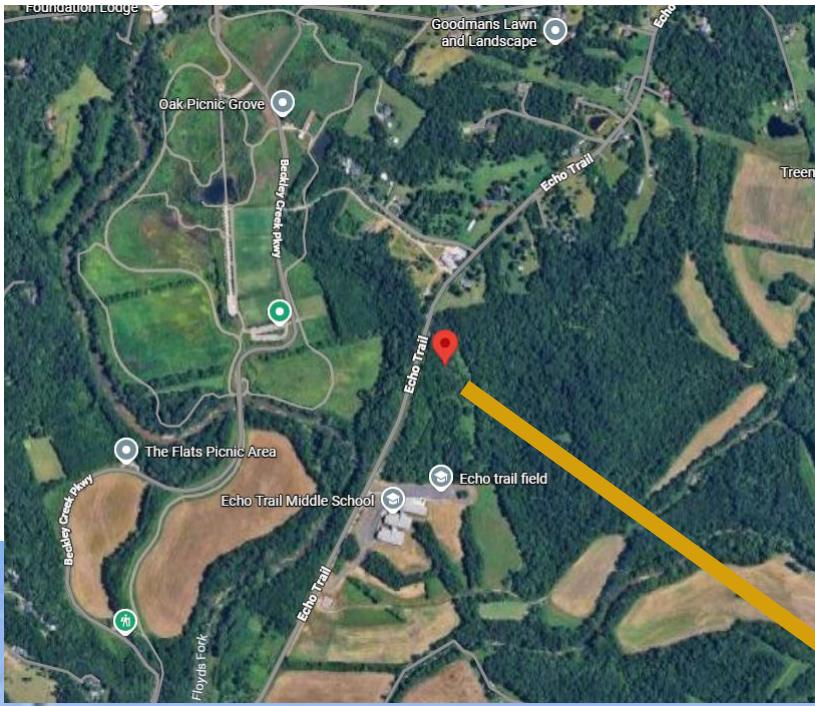


- R-4 Single Family Residential and in the Neighborhood Form District, within the boundaries of the Floyds Fork Special Zoning Overlay
- Applicant is proposing a 14-foot-tall signature entrance monument sign along Echo Trail, which is a designated scenic corridor.





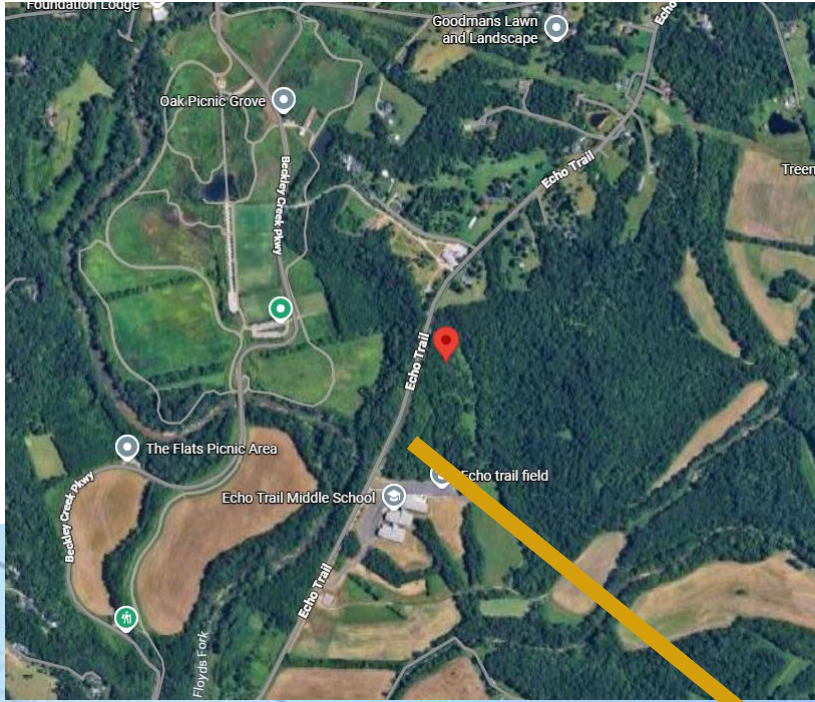




SUBJECT PROPERTY

FRONT VIEW ALONG ECHO TRAIL

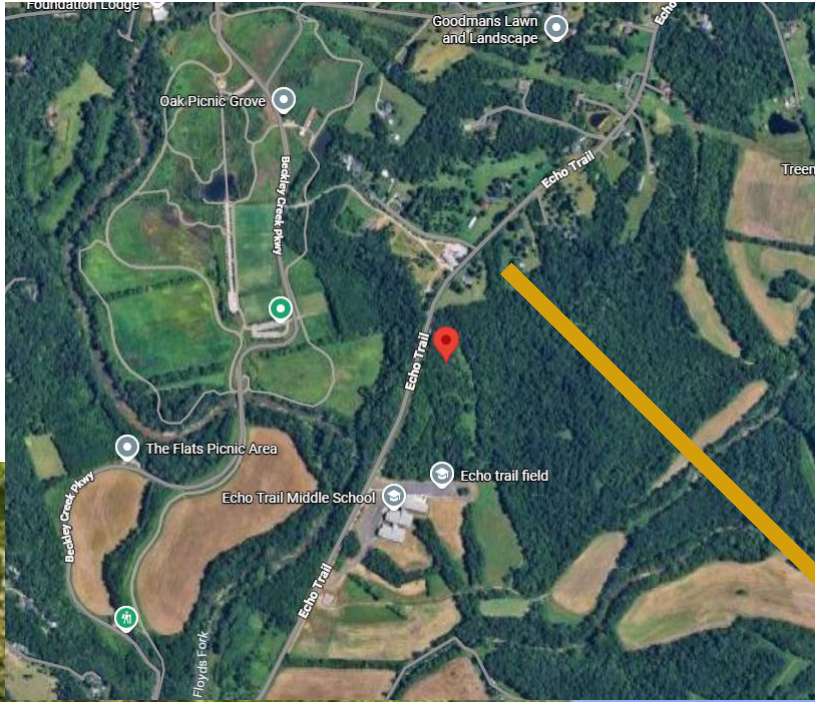




ADJACENT PROPERTY

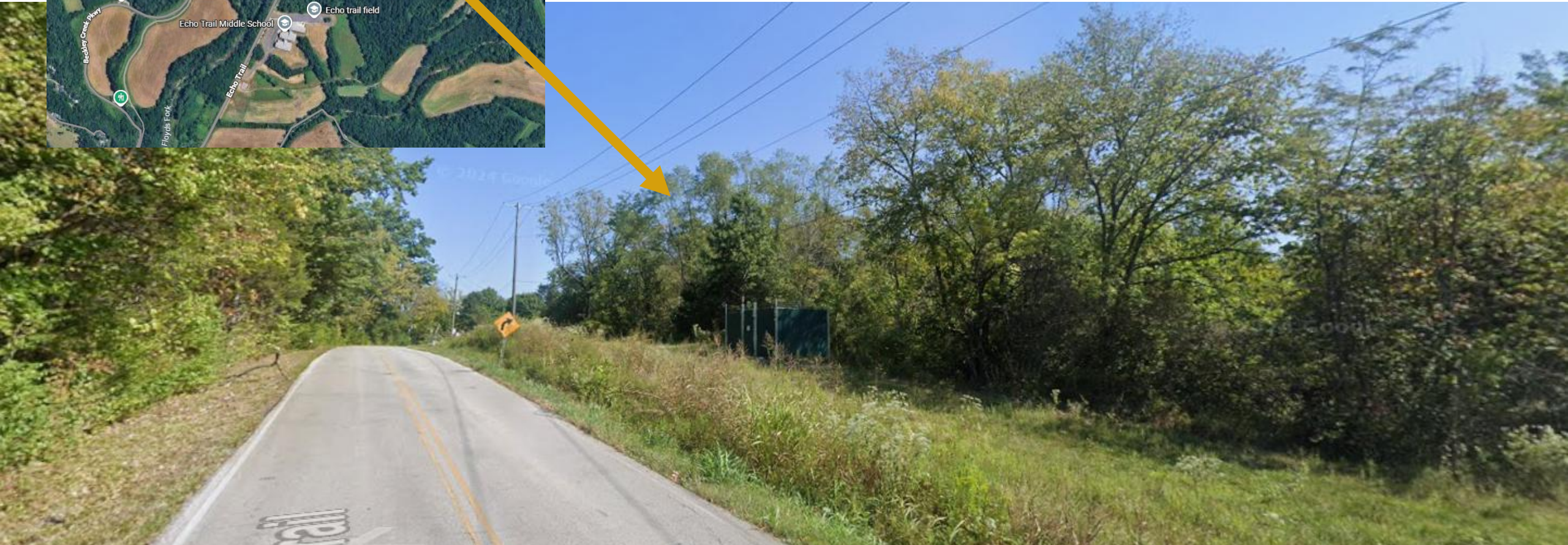
SOUTH OF SUBJECT PROPERTY

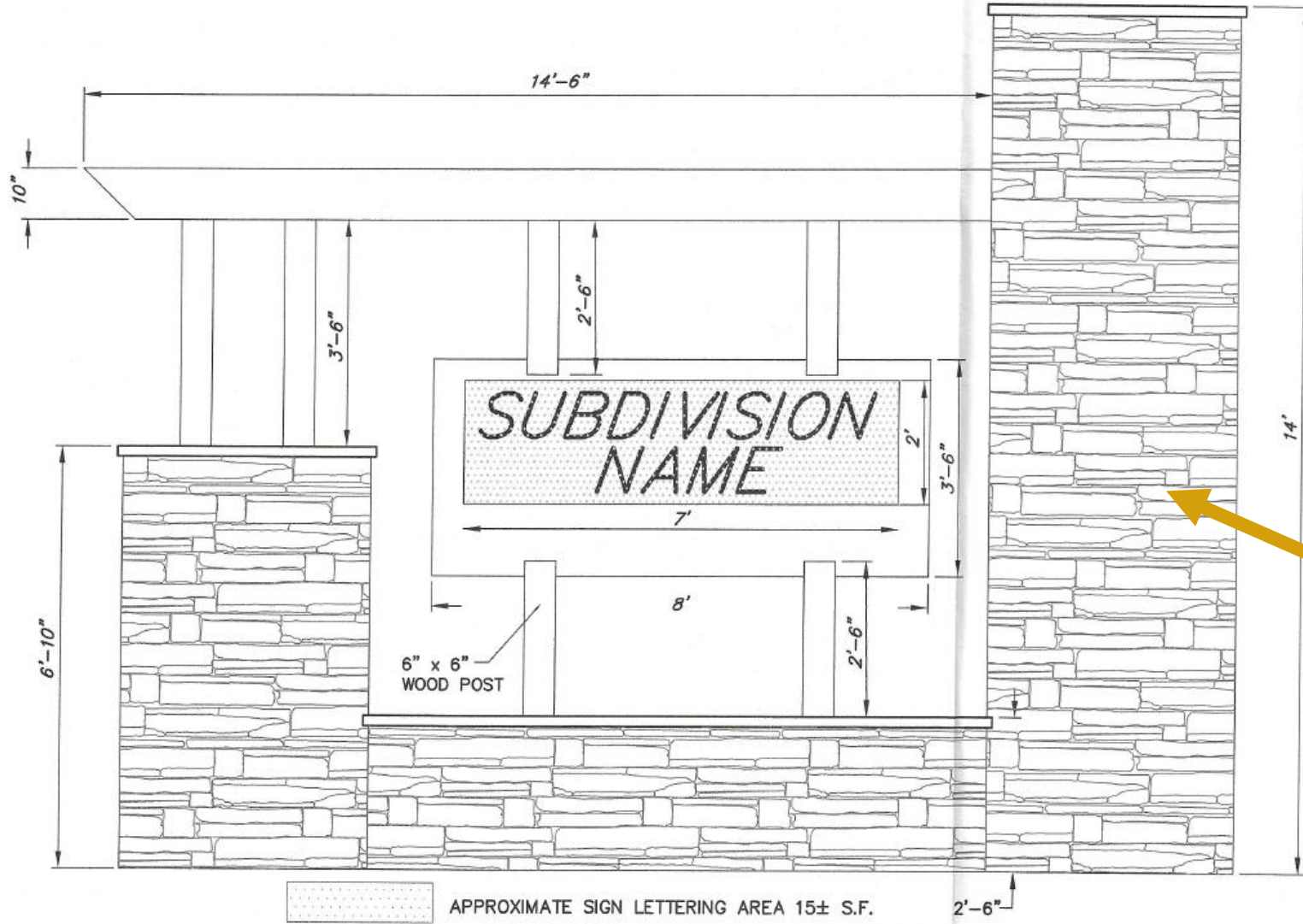




ADJACENT PROPERTY

NORTH OF SUBJECT PROPERTY



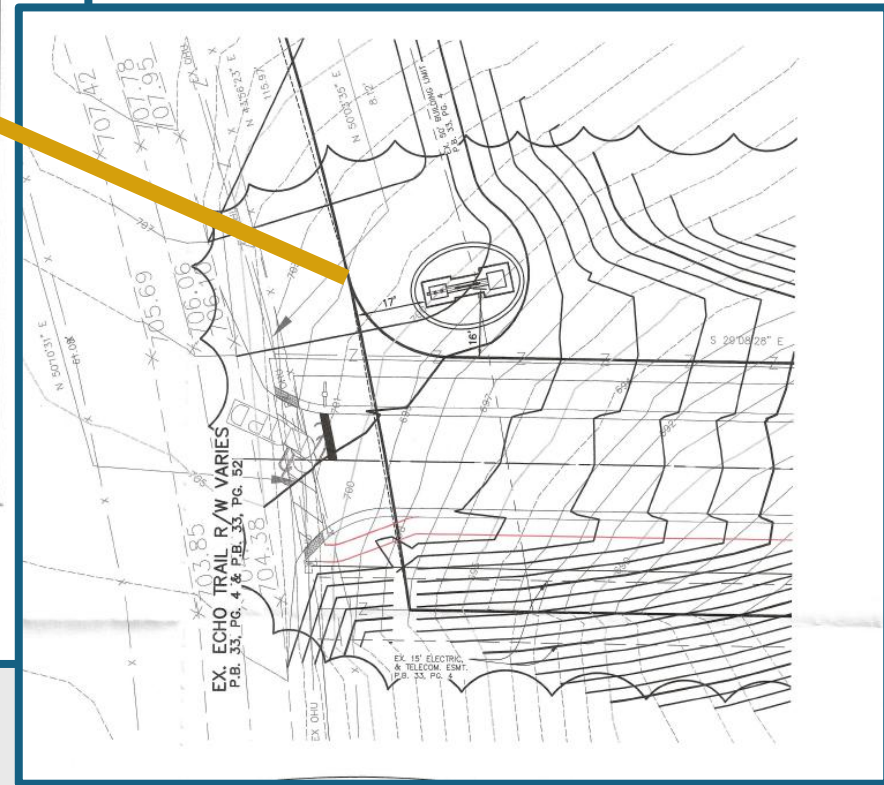


APPROXIMATE SIGN LETTERING AREA 15± S.F.

SIGNATURE ENTRANCE ELEVATION

NO SCALE

REBAR TO EXTEND



STAFF FINDINGS



The requested waiver is not adequately justified based on staff's analysis contained in the standard of review



The requested Waiver is not the minimum necessary to afford relief to the applicant since the height of the message portion of the sign is not exceeding 6 feet, only the columns holding the sign is.



The excessive height of the monument sign would have a negative impact on the visual quality of the scenic corridor and would not promote compatible land development in the Floyds Fork Special Overlay District.



The application of these provisions would not deprive the applicant of reasonable land use or create an unnecessary hardship. The proposed column holding the sign can be reduced by the applicant.

REQUIRED ACTION



- **APPROVE** or **DENY** the **Waiver** from Land Development Code (LDC) Section 3.1.3.1.3 to permit a signature sign entrance to exceed the maximum height of 6 feet located along a designated corridor within the Floyds Fork Special Zoning Overlay.

