

Development Review Committee

Staff Report

August 14, 2019



Case No:	19-WAIVER-0032
Project Name:	Lyndon Christian Church Signage
Location:	8125 La Grange Road
Owner(s):	Lyndon Christian Church
Applicant:	Lyndon Christian Church
Jurisdiction:	City of Lyndon
Council District:	7 – Paula McCraney
Case Manager:	Dante St. Germain, AICP, Planner II

REQUEST

- **Waiver** from Land Development Code section 8.2.1.D.4.a to allow a changing image panel to exceed 30% of the total area of a sign in the Neighborhood form district.

CASE SUMMARY/BACKGROUND

The subject property is located along La Grange Road near the intersection with Lyndon Lane. The applicant proposes to replace the existing sign on the property with a new sign with a changing image panel that exceeds 30% of the area of the sign. The total area of the sign is proposed to be 40.56 square feet, of which 28.19 square feet will be the changing image panel. This equals 70% of the area of the sign.

STAFF FINDING

Staff finds that the requested waiver is adequately justified and generally meets the standard of review.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting a waiver established in the Land Development Code from section 8.2.1.D.4.a to allow a changing image panel to exceed 30% of the total area of the sign.

TECHNICAL REVIEW

- No technical review was undertaken.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 8.2.1.D.4.a

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the sign must comply with Land Development Code regulations for auto-dimming and rate of change.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040 as Plan 2040 as Community Form Goal 1, Policy 14 describes signs as encouraged to be compatible with the form district pattern and to contribute to the visual quality of their surroundings. Promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures wherever feasible; limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern.

These guidelines are not violated because the proposed sign is similar to the previously existing sign with the exception of the changing image panel.

- (c) The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant as the applicant could choose a smaller changing image panel for the sign.

- (d) Either:
 - (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
 - (ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived because the proposed sign totals 40.56 square feet while a sign could be as much as 60 square feet in the Neighborhood form district along a collector-level road.

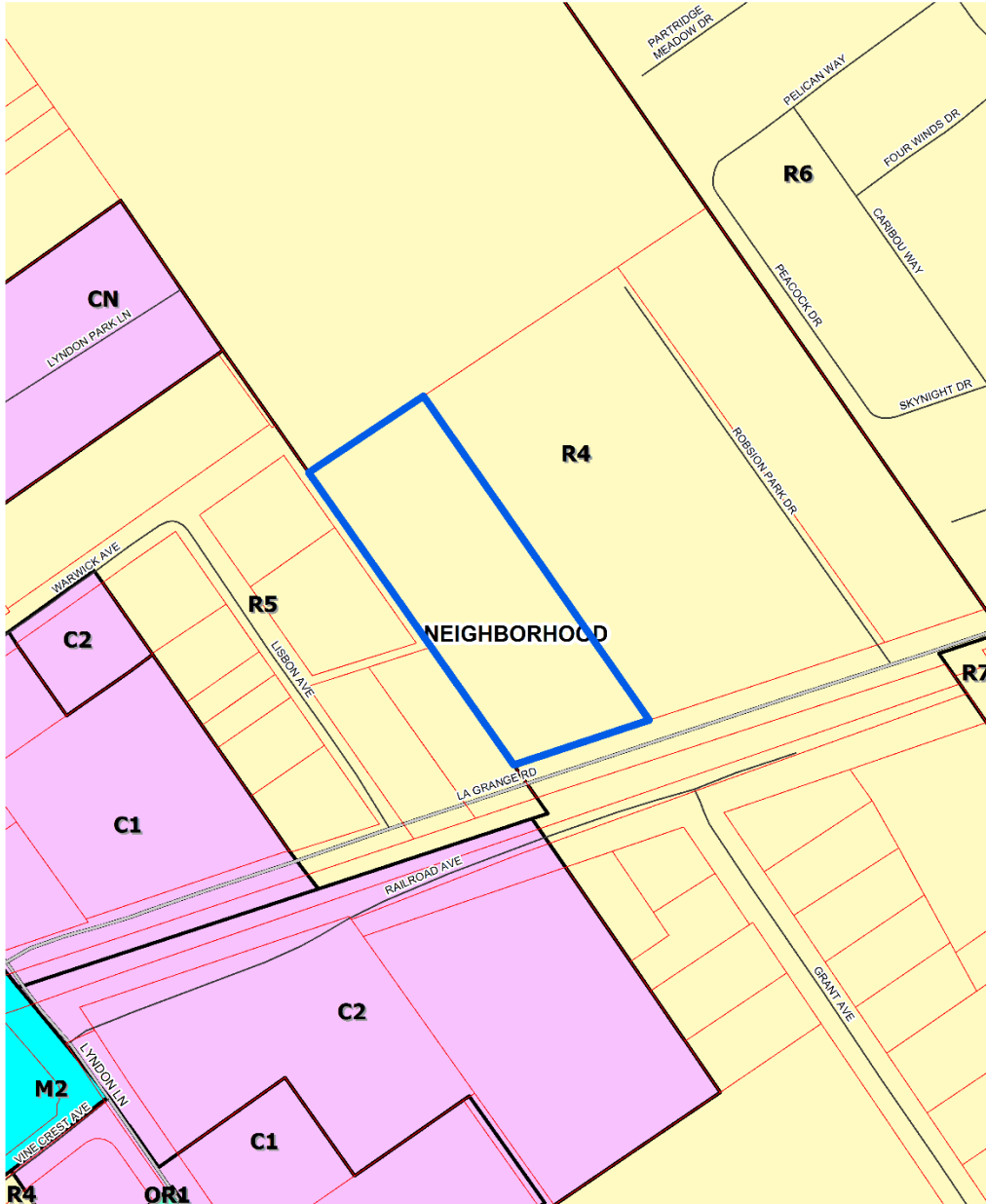
NOTIFICATION

Date	Purpose of Notice	Recipients
08/02/2019	DRC Public Meeting	1 st tier adjoining property owners Registered Neighborhood Groups in Council Districts 7

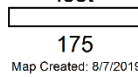
ATTACHMENTS

- 1. Zoning Map
- 2. Aerial Photograph

1. Zoning Map



8125 La Grange Road
feet



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2. Aerial Photograph



8125 La Grange Road
feet



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Map Created: 8/7/2019



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