



City of Grand Forks Staff Report

APPROVED & ACCEPTED
by City Council

09/18/2017

Maureen Storstad
Maureen Storstad
City Auditor

Planning and Zoning Commission – September 6, 2017
City Council – September 18, 2017

Agenda Item: 3-8 Sign Appeal of B-1 sign requirements, allowable square footage requirements for Warehouse Apartments, 901 University Avenue.

Prepared by: Andrea Edwardson, Senior Planner
Submitted by: Brad Gengler, City Planner

Staff Recommended Action: Recommend approval of the requested sign appeal of allowable square footage requirements for Warehouse Apartments, 901 University Avenue.

Committee Recommended Action: Motion by Galloway, second by Reichert for approval of staff recommendation. Motion carried unanimously.

Council Action:

BACKGROUND: This request is similar to past requests for larger multi-family signs. It has been determined in the past that the Commission prefers to evaluate these requests on a case by case basis.

The Warehouse apartment complex, 901 University Avenue, is requesting an additional sign and an increase in the allowable square footage requirement. Multi-Family buildings are allowed one sign that cannot exceed 12 square feet in surface area and cannot be more than 6 feet in height.

This building is a large complex at approximately 70ft high and 220ft wide. There is existing signage located at the very top of the building. Recently, JFire Marshals requested the address of the building be posted. The owners are looking to enhance the building numbers with a similar sign that reads “Warehouse”. This additional sign consists of 12” letters and will be placed on the north-west corner of the building. The approximate dimensions of the sign will be approximately 17ft x 2ft.



Proportions and locations appear to be appropriate, staff is recommending approval.

ANALYSIS AND FINDINGS OF FACT:

- Sign appeals must be approved by the Planning & Zoning Commission and the City Council.

SUPPORT MATERIALS:

- Sign Diagram



WAREHOUSE

17'-0"