



MEETING MINUTES

Administrative Review Team

Thursday, October 29, 2020 | Live Streamed on YouTube at 2:00 pm

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:00 pm.

Per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live-stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director (Chair); Brad Fagrell, Director of Building Standards; Rachel Ray, Economic Development Administrator; Shawn Krawetzki, Landscape Architect Manager; and William Morris, Police Corporal; and Chad Hamilton, Fire Department Inspector.

Staff Members present: Chase Ridge, Planner I; and Nichole Martin, Planner II

Applicants present: (Case 1) Lisa Hawkins, DaNite Sign; and Tamla Kendall, Entera

APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Krawetzki seconded, to approve the minutes from October 15, 2020.

Votes: Brad Fagrell, yes; Chad Hamilton, yes; Shawn Krawetzki, yes; William Morris, yes; and Rachel Ray, yes. The minutes were approved 6 – 0, as presented.

MINOR MODIFICATIONS

Ms. Rauch noted the following two Minor Modifications:

1. Bates and Brown Barbershop – Façade modifications - Change in building material or color.
2. Courtyard by Marriott – Porte cochere height - Other modifications deemed appropriate by the Planning Director that do not alter the basic design or any specific conditions imposed as part of the original proposal.

INTRODUCTION/DETERMINATION

1. TownePlace Suites - Signs 20-166MPR

5155 Upper Metro Place Minor Project Review

Mr. Ridge said this application is a proposal for the installation of a 24-square-foot ground sign and a 95-square-foot wall sign for the TownePlace Suites hotel zoned Bridge Street District, Commercial. An aerial view of the 1.68-acre site was shown, south of Upper Metro Place, approximately 250 feet west of the intersection with Frantz Road.



Mr. Ridge presented a graphic of the proposed aluminum-routed, ground sign at 23.75 feet in size. The sign is seven feet in total height, including the aluminum base at two feet, three inches in height and the cabinet. The sign cabinet will be internally illuminated and situated on top of the base at four feet, nine inches in height with a width of five feet. The background is white, the sign base is a cool gray color, and the copy is Carbon Black from Matthews Paint (LVS929). A graphic was shown to highlight the location of the sign, which is set back approximately 21 feet from the right-of-way line, placing it just outside of a 20-foot easement. The applicant is proposing to screen the base of the ground sign with low-growing shrubs.

Mr. Ridge presented a graphic of the proposed 95-square-foot building identification wall sign with black channel lettering internally illuminated using white LED lights. The dimensions are 26 feet, 6 inches wide and approximately 3 feet, six inches tall. The sign is approximately 66 feet in height, as measured from established grade to the top of the sign, and is situated centrally on the 226-foot long north elevation of the building facing Upper Metro Place. He then presented the north elevation and the outline of the proposed identification sign.

Mr. Ridge said this application was reviewed against the Minor Project Review Criteria, which it met. Therefore, approval was recommended without conditions.

Ms. Rauch asked if the applicant had anything they wanted to say.

Lisa Hawkins, DaNite Sign, responded they did not have any comments to add as Mr. Ridge did a good job at presenting the scope of this project.

Ms. Rauch requested the site plan to see the relation on the site between the ground sign and the wall sign.

Ms. Ray said there appeared to be another access point that might be cut off from this illustration and asked if there would be another directional sign to help with wayfinding. Mr. Ridge answered staff did not receive any additional details for more signs but perhaps the applicant could better answer. Ms. Hawkins said she did not believe the scope of the project entailed anything in addition to what was proposed at this time.

Ms. Rauch asked if there were any provisions in this area of the Bridge Street District that required signs on different frontages or elevations. Mr. Ridge answered there were no additional provisions required.

Ms. Rauch asked if any other members had comments or questions [hearing none]. She made a motion and Mr. Fagrell seconded, to approve the Minor Project Review without conditions.

Votes: Brad Fagrell, yes; Rachel Ray, yes; William Morris, yes; Chad Hamilton, yes; and Shawn Krawetzki, yes. The motion passed 6 – 0.

COMMUNICATIONS and ADJOURNMENT

With no communications to convey, Ms. Rauch adjourned the meeting at 2:09 pm.