



DATE:	November 25, 2019
PROPERTY OWNER:	Monroe Grade School
NATURE OF REQUEST:	Electronic Reader Board Approval
PROPERTY LOCATION:	600 Dragon Drive
APPLICABLE CRITERIA:	Section (s) 5.136, 2.140, 2.400 & 3.400 of the MDC
ZONE DESIGNATION:	GRA (Low Density Residential)
COMP. PLAN DESIGNATION:	Residential
STAFF CONTACT:	Patrick Depa, Associate Planner
FILE NUMBER:	P19-32

NATURE OF THE PROCEEDING

The ES & A Sign and Awning Company, on behalf of Monroe Grade School, made application to replace the grade schools existing manual reader board located at the front of the school on Dragon Drive with a new electronic reader board. In Section 5.136.5(c), moving electronic message signs, fall under "Signs Requiring Approval" which may be permitted subject to a Site Plan Review. A Site Plan Review requires a "Limited Land Use Review" by the Planning Commission in conformance with Section 3.400.

COMMENTS

No public comments have been received at the time the staff report was written. Public Works, Police and Fire did not submit any comments.

BACKGROUND

1. The grade school has direct access form Hwy 99W via Dragon Drive.
2. The electronic reader board is visible from Dragon Drive.
3. The electronic reader board will be at the same height and size as the existing manual reader board.
4. The applicant is proposing the electronic reader board to be 24 square feet in size.
5. The development code does not list a maximum size for signs of public or semi-public uses.
6. The replacement board is proposed to utilize the same existing frame as the current board.
7. The reader board will be one sided and up against the outside brick wall adjacent to the entranceway.
8. The electronic reader board will be for school use only.

DECISION CRITERIA/FINDING OF FACT

Section 2.400(2) Site Plan Review RECOMMENDED FINDINGS APPLYING ORDINANCE CRITERIA. Decision Criteria. After an examination of the Site and prior to approval, the Planning Commission must make the following findings:

(a) That the characteristics of the proposed development are compatible with the land use zone, the surrounding area and potential impacts have been mitigated to the maximum extent practical.

Electronic reader boards are a common form of providing information with the convenience of changing the message from a remote station in real time. They are compatible with the use of a school in this land use zone which will allow the school to convey information that often changes on a daily or weekly basis. The sign will assist in the notification of school events and activities for parents and students throughout the school year. With the sign located directly up against the building no potential impact are foreseen on adjacent properties.

(b) That the applicable provisions of city codes and ordinances are complied with.

The applicant meets all other provisions required by Section 5.136 - Signs.

(c) That traffic congestion is avoided, pedestrian and vehicular safety is protected, and future street rights-of-way are protected.

The sign will be entirely on the school's property outside of the public right of way and proposes no sight or vision obstructions.

(d) That proposed signs or lighting will not, by size, location or color, interfere with traffic, limit visibility or adversely impact adjacent properties.

The sign is proposed to be 24 square feet in size and will be flush against the eastern wall of the building adjacent to the main entrance. The sign shall not have any flashing words or images displayed at any time. An electronic sign is actually more visible during rain events but is not bright enough to be seen or impact adjacent properties in a negative way.

(e) That adequate water, sewage disposal system and utilities for the proposed use are available.

We are told that the school has sufficient electric service to power the sign but, they will have to pull an electrical permit to insure safety and verify adequate power.

(f) That drainage-ways are protected and drainage facilities provided.

The sign will not impact the onsite storm water system or adjacent drainage ways.

(g) That the extent of emissions and potential nuisance characteristics are compatible with the land use zone, adjacent land uses, and the standards of all applicable regulatory agencies having jurisdiction.

The sign does not create noise, excessive light or any emissions that could be seen as a nuisance.

CONCLUSION

Staff concludes: The applicant meets all of the provisions required by Section 5.136 - Signs. The electronic reader board will be at the same height and size as the existing manual reader board. The reader board will be one sided and up against the outside brick wall adjacent to the entranceway. The electronic reader board will be for school use only.

RECOMMENDED MOTION AND CONDITIONS

Staff concludes that the site plan review for the proposed electronic reader board can be approved as presented.

Recommended Motion:

I MOVE TO APPROVE the application by the Monroe School District to install an electronic reader board in the same place as the existing sign based on the findings of fact and the results of the approval criteria contained in the staff report dated November 25, 2019.