

**PLANNING & ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
OCTOBER 2, 2019 PLANNING AND ZONING COMMISSION MEETING**

DATE: September 24, 2019

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED: Approval of Resolution PZ 21-19, Series of 2019:
A RESOLUTION APPROVING A MASTER SIGN PLAN AMENDMENT FOR THE
DURANGO COURT BUILDING LOCATED AT 705 E. ANEMONE TRAIL.

TIME FRAME:

- October 10, 2001: Planning and Zoning Commission review and approval of the existing Master Sign Plan for the Durango Court Building located in the Red Mountain Plaza at 705 E. Anemone Trail.

SUMMARY:

The existing Master Sign Plan (MSP) for the Durango Court Building (“Existing Sign Plan”) was approved approximately eighteen (18) years ago. The building HOA desires to update the MSP through the amendment process because the old plan does not reflect current sign design and materials. The existing MSP requires plywood signs with vinyl letters applied to a “Honey Bee” color painted background. The proposed MSP Amendment (“Sign Plan Amendment”) keeps the sign band locations and sign dimensions of eighteen (18) square feet each, but removes the sign background color, plywood sign material, and the vinyl letter requirements. The Amended MSP provides for wood or foam signs made to look like wood, with relief cut-out letters.

The Dillon Municipal Code requires that Master Sign Plans have at least two (2) unifying characteristics, and the Amended MSP will have materials and dimensions (18 SF each) as the common elements.

One sign approved under the Existing Sign Plan reading “Vacation Services Ltd.” (“Existing Sign”) is planned to remain in place following the approval of the Sign Plan Amendment. The Existing Sign will not conform to the Sign Plan Amendment.

If the Planning Commission were to approve Resolution PZ 21-19, Series 2019, the Sign Plan Amendment would be approved on the condition that the Existing Sign be treated as and considered a “legal non-conforming sign” subject to the restrictions set forth in Section 16-11-540 of the Dillon Municipal Code (“DMC”).

Pursuant to DMC Section 16-11-540, the Existing Sign would not be permitted to be:

- (1) Expanded;
- (2) Altered so as to change the copy of such sign;
- (3) Continued in use after cessation or change of the business to which the sign pertains; or
- (4) Reestablished after damage or destruction if the estimated cost of the reconstruction exceeds fifty percent (50%) of the estimated replacement cost as determined by the Planning and Zoning Commission.

ACTION REQUESTED: Motion, Second, Roll Call Vote.
Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Scott O'Brien, Public Works Director