

To: Planning Commission

From: Dan Chandler

Re: Proposed Parking Lot Directional Sign for Best Western Inn at Face Rock

Date: May 2nd, 2022

I. Summary of proposal.

The proposed project replaces the existing Best Western Inn parking lot directional sign off of Seacrest Drive with a new sign to match the design of the existing entrance signs along Beach Loop Drive. The proposed sign will be internally lit, and 3'0" high and 2'9" wide. The existing sign is externally lit. See attached pictures.

The Inn at Face Rock is a conditional use, so consideration of the subject application requires a conditional use permit, and is subject to the criteria set forth below. The Planning Commission's decision on this matter is final unless the decision is appealed.

II. Analysis of approval criteria.

BMC 16.12.040 Approval standards for conditional uses.

The approval of all conditional uses shall be consistent with:

A. The comprehensive plan;

Analysis:

There are no provisions of the comprehensive plan directly applicable to this application.

B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit;

Analysis:

The proposed sign will be 3'0" high by 2'9 1/8" wide. The sign meets the dimensional standards for signs in the zone.

C. That the site size and dimensions provide adequate area for the needs of the proposed use;

Analysis:

The proposed sign replaces an existing sign, and the site size and dimensions are adequate.

D. That the site size and dimensions provide adequate area for aesthetic design treatment to

mitigate possible adverse effect from the use of surrounding properties and uses;

Analysis:

The proposed sign replaces an existing sign and is consistent in design and style with other signs on the property. The sign will be internally lit.

E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;

Analysis:

The proposed sign replaces an existing sign.

F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant;

Analysis:

The sign will require electricity, which will be provided by the applicant.

G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district;

Analysis:

The sign replaces an existing sign, and will not alter the character of the surrounding area.

H. All other requirements of this title that apply.

Analysis:

There are no other applicable requirements, other than those of BMC 17.90.080(b) addressed below.

BMC 17.90.080(b)

Permitted Signs for Commercial Uses

1. A commercial sign shall require approval by the Planning Commission through the Conditional Use process.

Analysis: This sign change, however minor, is being considered in the conditional use process.

2. Total area of all exterior sign allowed on the property shall not exceed one square foot for each two linear feet of street frontage.

Analysis: The proposed sign is under 9 square feet, and replaced an existing sign.

3. A sign shall be set back ten (10) feet from any adjoining lot used for residential purposes.

Analysis: This criterion is met.

III. Staff Recommendation

The subject application meets all applicable criteria. Staff recommends approval as presented. There are no recommended conditions.