

ARB CASE NO. 1060S
5307 BROADWAY ST

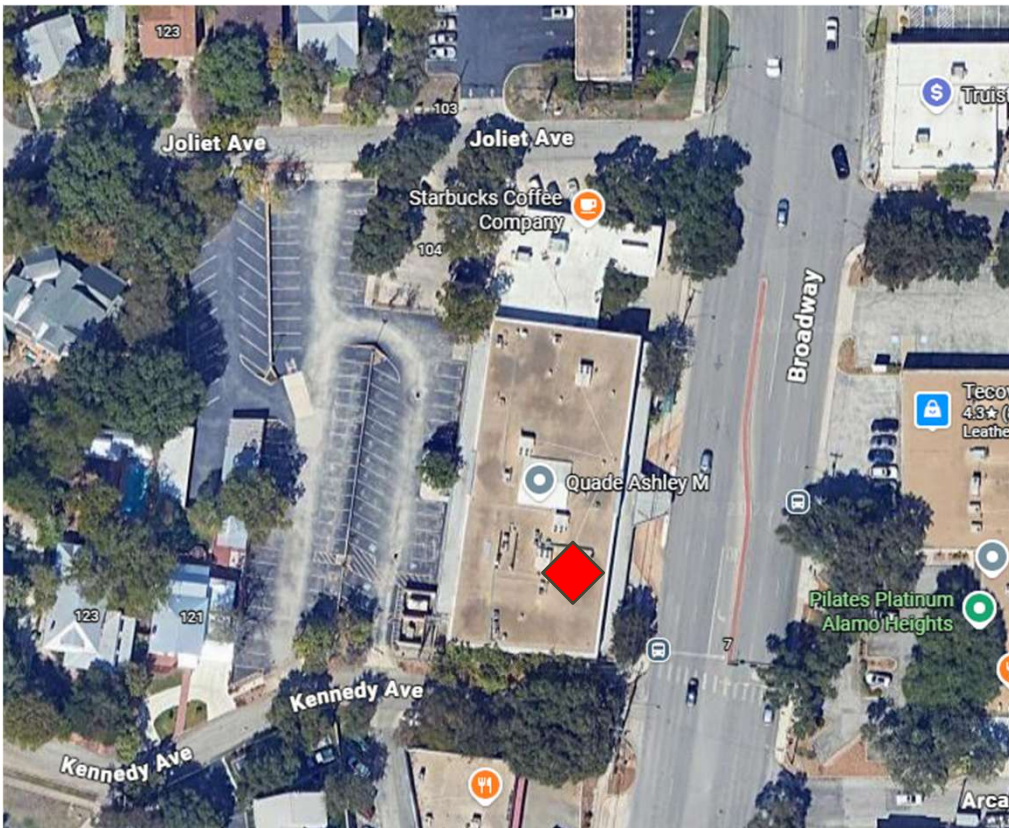
PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY

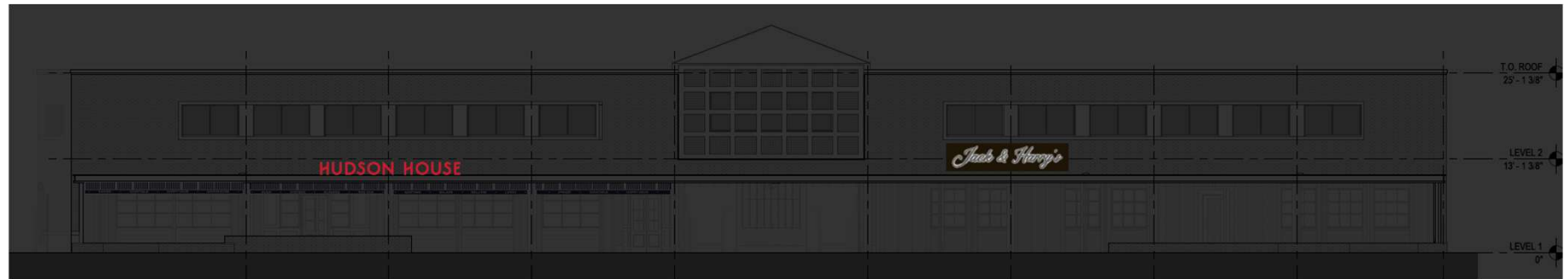
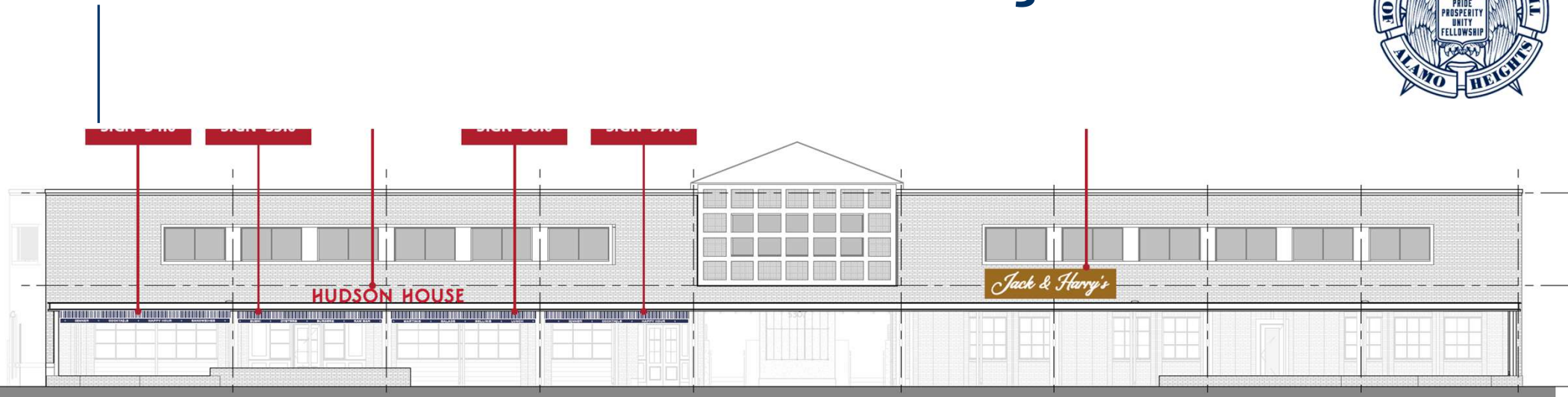


- B-1
- Northwest corner of Broadway St and Kennedy Ave
- Signage

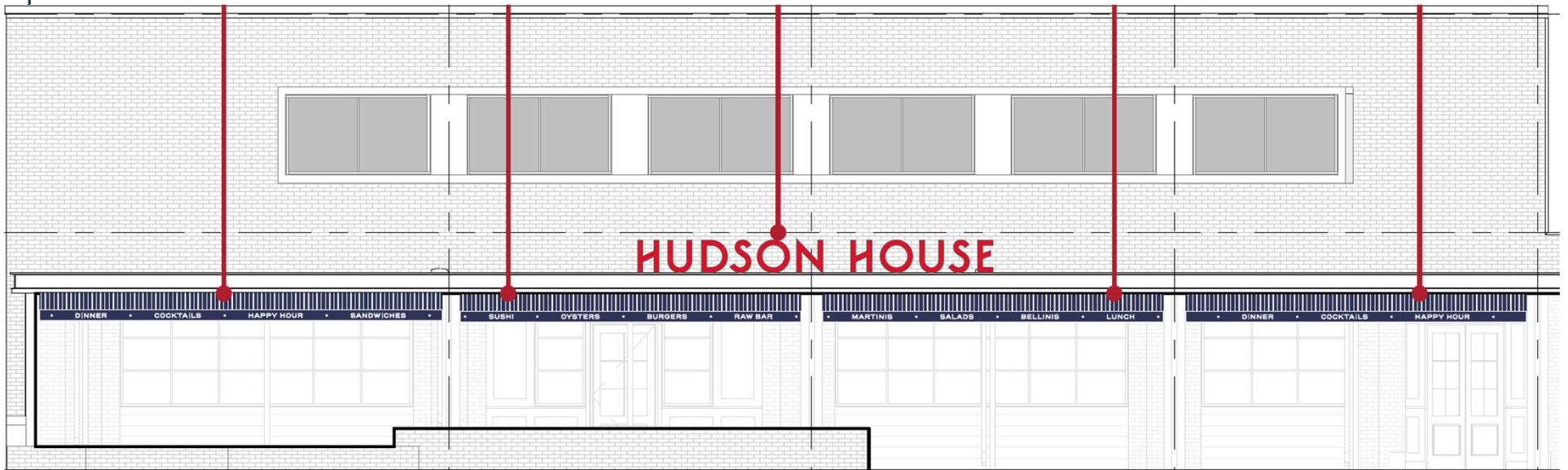
EXISTING CONDITIONS



PROPOSED SIGNAGE — BUILDING FAÇADE

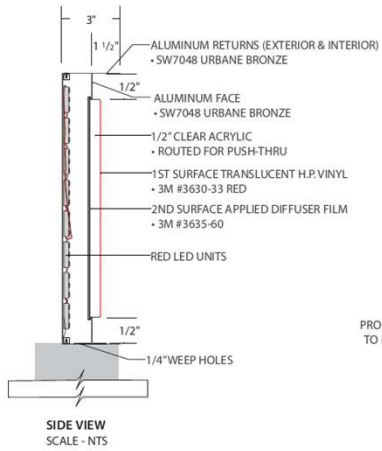
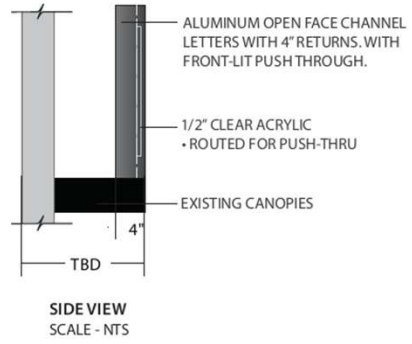
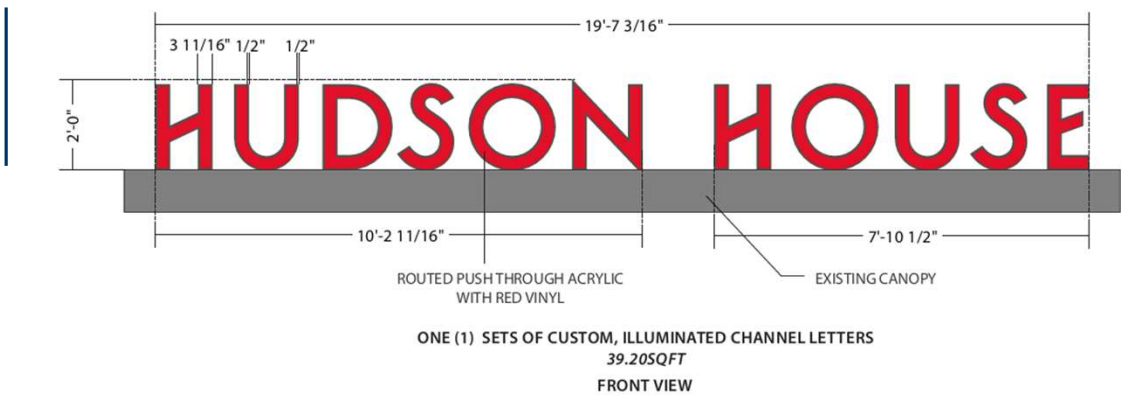


PROPOSED SIGNAGE — CLOSE UP

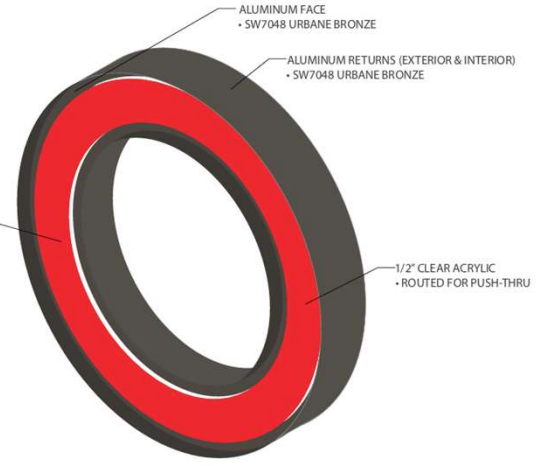




SIGN SPECIFICATIONS



MANUFACTURER CONFIRMED
PUSH THROUGH LETTERS DESIGN &
PROPORTIONS MATCH OWNER COMMENTS
TO MATCH HUDSON HOUSE LOVERS LANE.



NOTE - SIGNAGE MANUFACTURER TO CONFIRM FINAL FIELD VERIFICATION DIMENSIONS

SCALE: 3/8"=1'-0"

CHANNEL LETTER

■ RED #3170A

■ SW7048 URBANE BRONZE

POLICY ANALYSIS



§ 15-32 Limitation of signs for business or office premises.

...

(b) Freestanding business or office building.

(1) Only one (1) external identification sign shall be permitted for a building that faces a street bordering that business or office building.

(2) Buildings that face more than one (1) street may have an identification sign facing each street.

(3) Each business or tenant may have one additional hanging blade sign, limited to three (3) square feet, to help pedestrians identify businesses (see "hanging blade sign" definition).

...

(e) Sign types and limitations.

All signs must be located on the property for which the business or service corresponds, unless specifically authorized in this chapter, and may not encroach into public rights-of-way. Various types of signs shall be limited in size as follows:

...

(3) Canopy/awning signs.

a. Maximum size.

Shall be no more than twenty-four (24) square feet; alternative sign sizes may be considered by the architectural review board based on the canopy/awning in which the sign is being attached, due to the wide variation of potential wall configurations, such as the height, size, and location.

b. Maximum height.

A canopy/awning sign shall not project above the top of the canopy or awning it is constructed upon.



COMPLIANCE/PUBLIC NOTICE

- **Size**
 - Exceeds the maximum 24 sq ft allowed
- **Height**
 - Primary signage projects above the top of the canopy
- **No public notice required**

ARB CASE NO. 1061S
5307 BROADWAY ST

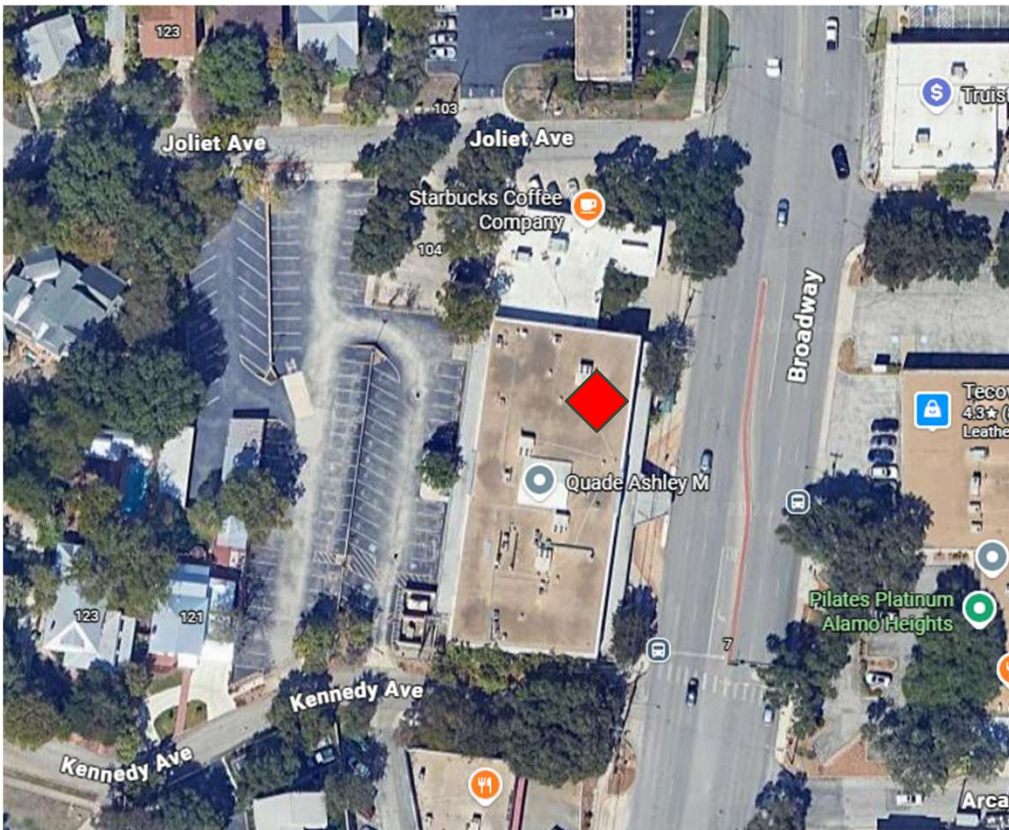
PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY

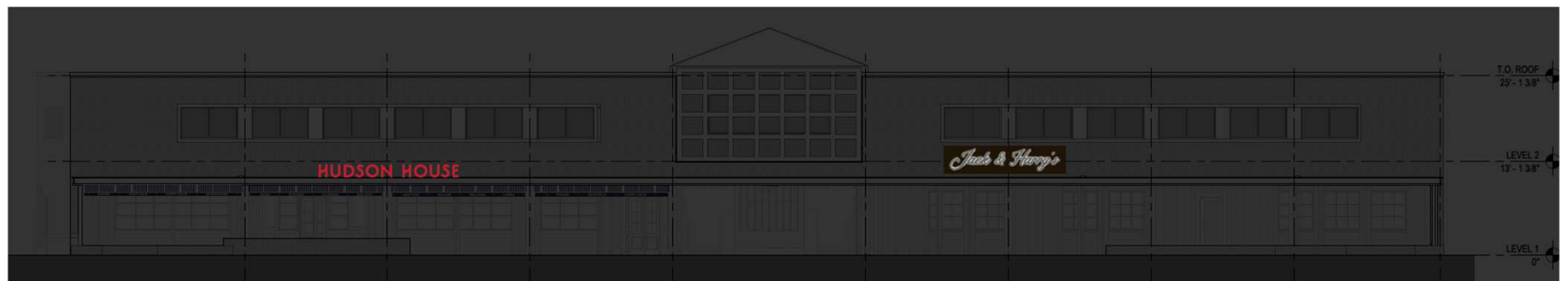
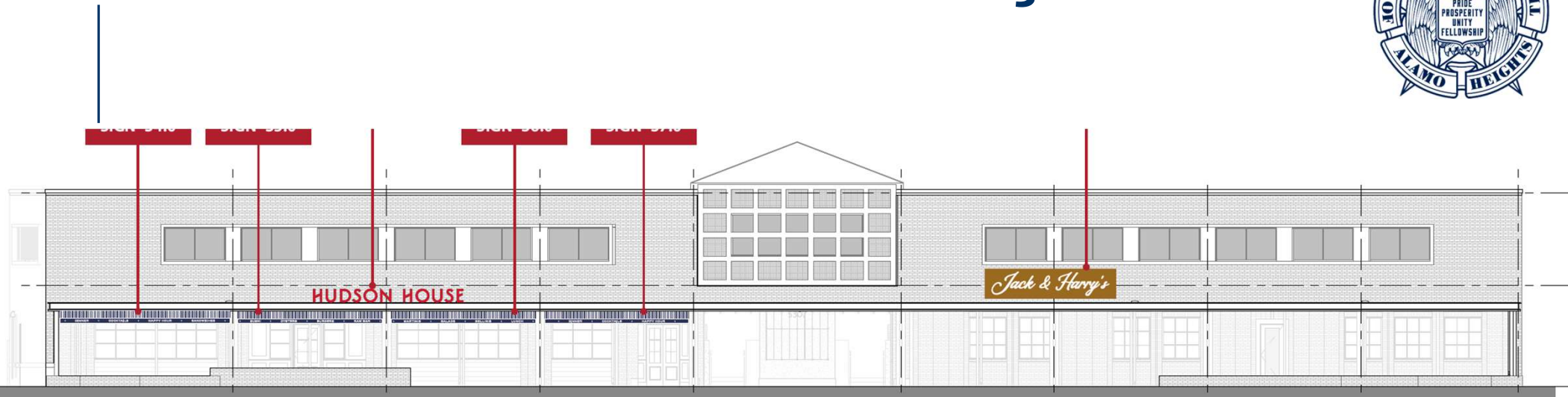


- B-1
- Northwest corner of Broadway St and Kennedy Ave
- Signage

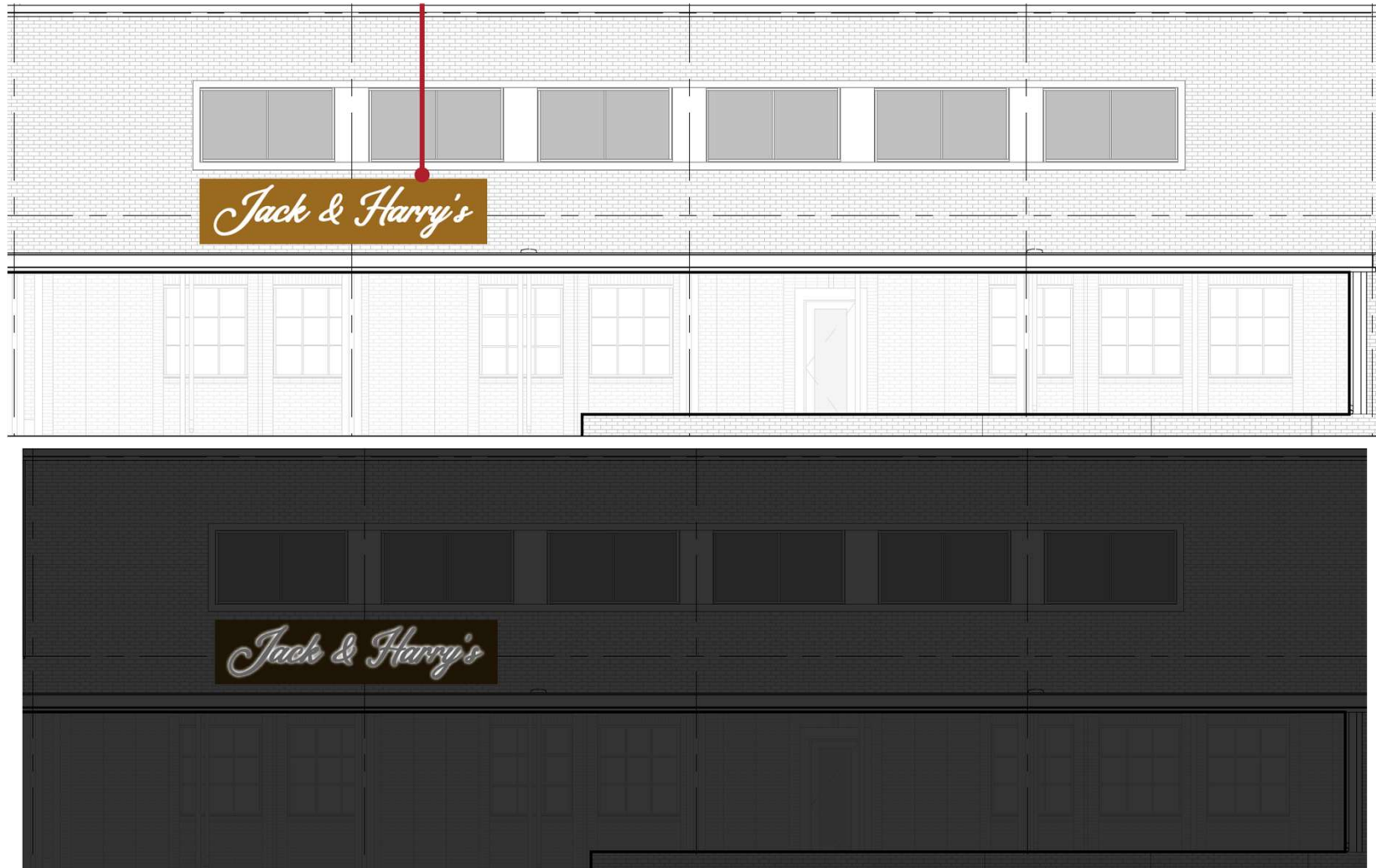
EXISTING CONDITIONS



PROPOSED SIGNAGE — BUILDING FAÇADE



PROPOSED SIGNAGE — CLOSE UP

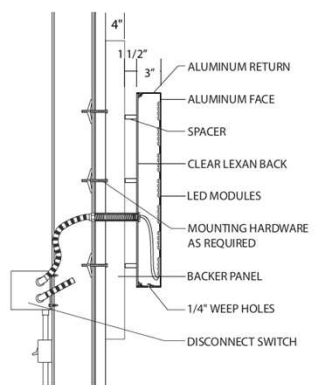




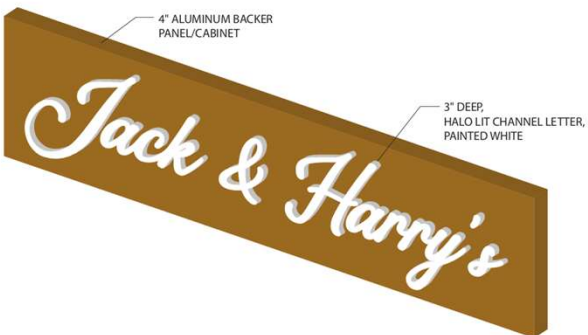
SIGN SPECIFICATIONS



ONE (1) NEW HALO LIT CHANNEL LETTER ON BACKER PANEL
65.16 SQFT
FRONT VIEW



CROSS SECTION
NOT TO SCALE
SCALE: 1/2"=1'-0"
CHANNEL LETTER
WHITE
ANODIZED GOLD/BRASS



SCOPE OF WORK
- MANUFACTURE & INSTALL HALO LIT CHANNEL LETTERS
- 3" DEEP ALUMINUM HALO LIT CHANNEL LETTER PAINTED WHITE
- ALUMINUM FACE WITH CLEAR LEXAN BACK
- 4" ALUMINUM BACKER PAINTED ANODIZED GOLD/BRASS
- ILLUMINATED USING WHITE LED'S

POLICY ANALYSIS



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b. Maximum height.

A canopy/awning sign shall not project above the top of the canopy or awning it is constructed upon.



COMPLIANCE/PUBLIC NOTICE

- **Size**
 - 65.16 sq ft exceeds the maximum 24 sq ft allowed
- **Height**
 - Primary signage projects above the top of the canopy
- **No public notice required**

ARB CASE NO. 1049F 118 ROUTT ST SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- South side of Routt St,
west of Austin Hwy
- Addition



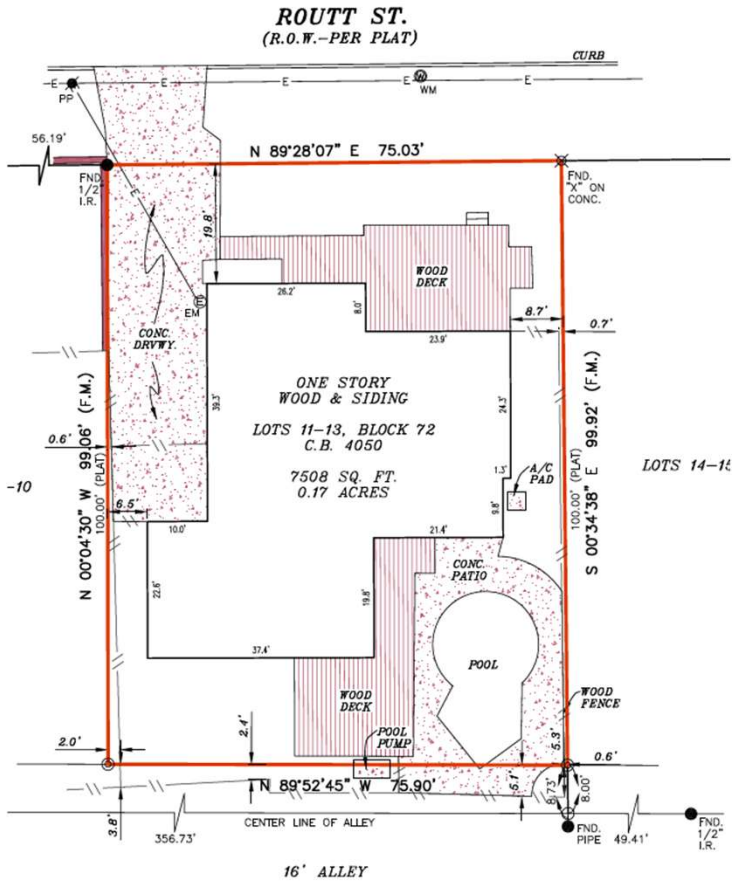
SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **50.54%**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

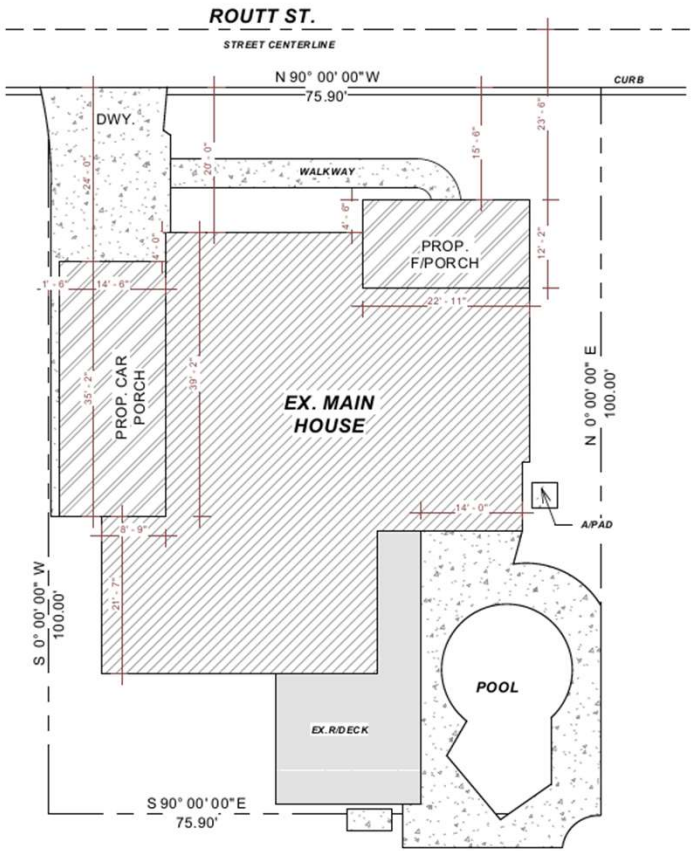
EXISTING CONDITIONS



EXISTING SURVEY AND PROPOSED SITE PLAN



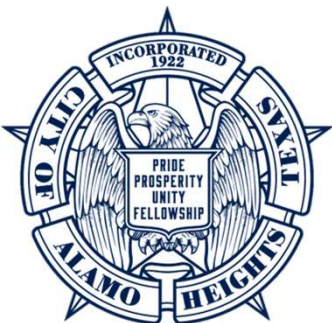
Existing Survey



1 Site Plan
1/16" = 1'-0"

Proposed

DEMO PLAN & PROPOSED ELEVATION - FRONT



Demo Plan

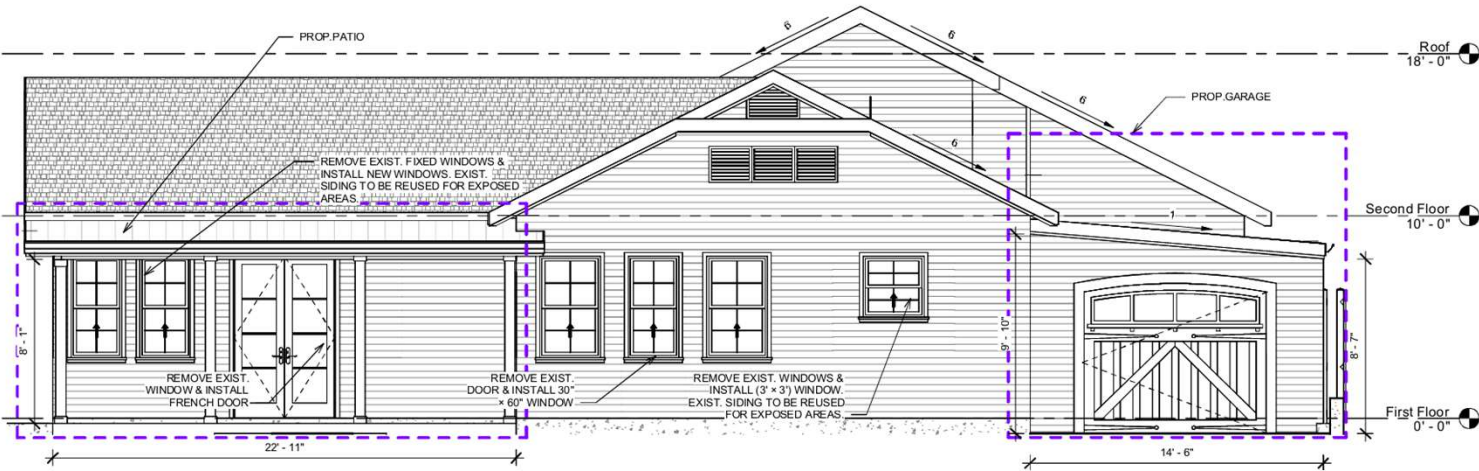
AREA CALCULATION

GARAGE AREA
10' 6" X 14' 6" = 152.25 SQFT

LEFT AREA
9' 6" X 22' 11" = 217.71 SQFT

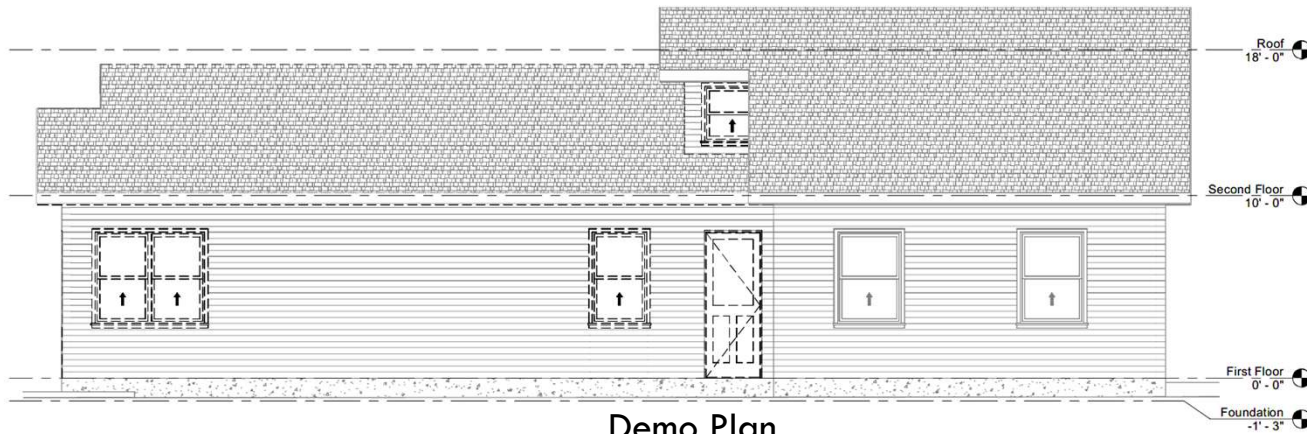
369.96 SQFT OF WALLS BEING REMOVED
COVERED OUT OF 732.01

50.54% REMOVAL



Proposed Elevation

DEMO PLAN & PROPOSED ELEVATION - SIDE



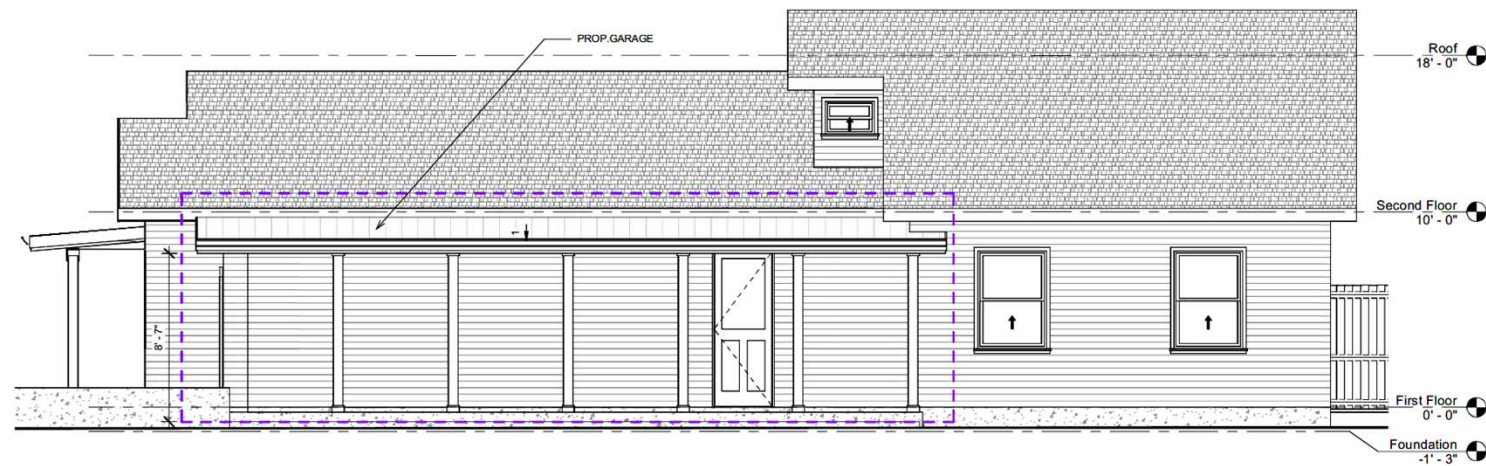
Demo Plan

AREA CALCULATION

$$9'-6" \times 39'-8" = 376.83 \text{ SQ.FT.}$$

376.83 SQ.FT. OF WALLS BEING
REMOVED OR COVERED OUT OF 625
SQ.FT.

60.29% REMOVAL.



Proposed Elevation

DEMO PLAN & PROPOSED ELEVATION - SIDE



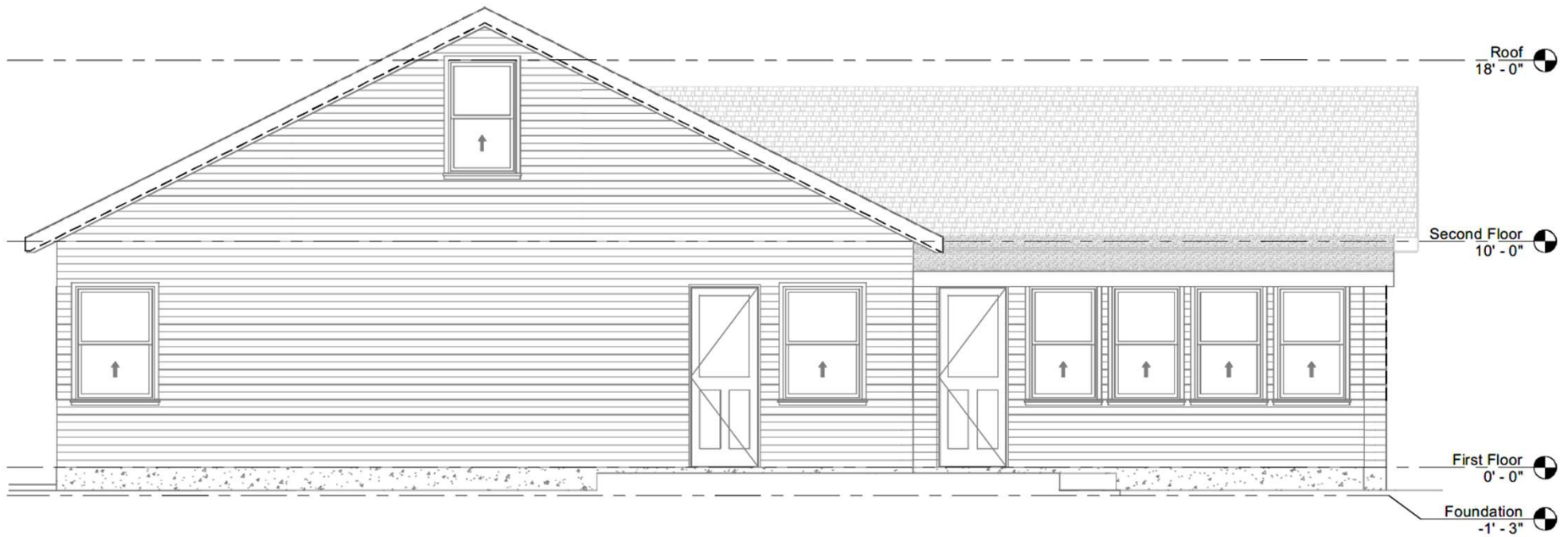
AREA CALCULATION
9'-6" x 7'-8" = 72.83 SQ.FT.
72.83 SQ.FT. OF WALLS BEING REMOVED
OR COVERED OUT OF 394.2 SQ.FT.
18.48% REMOVAL

Demo Plan

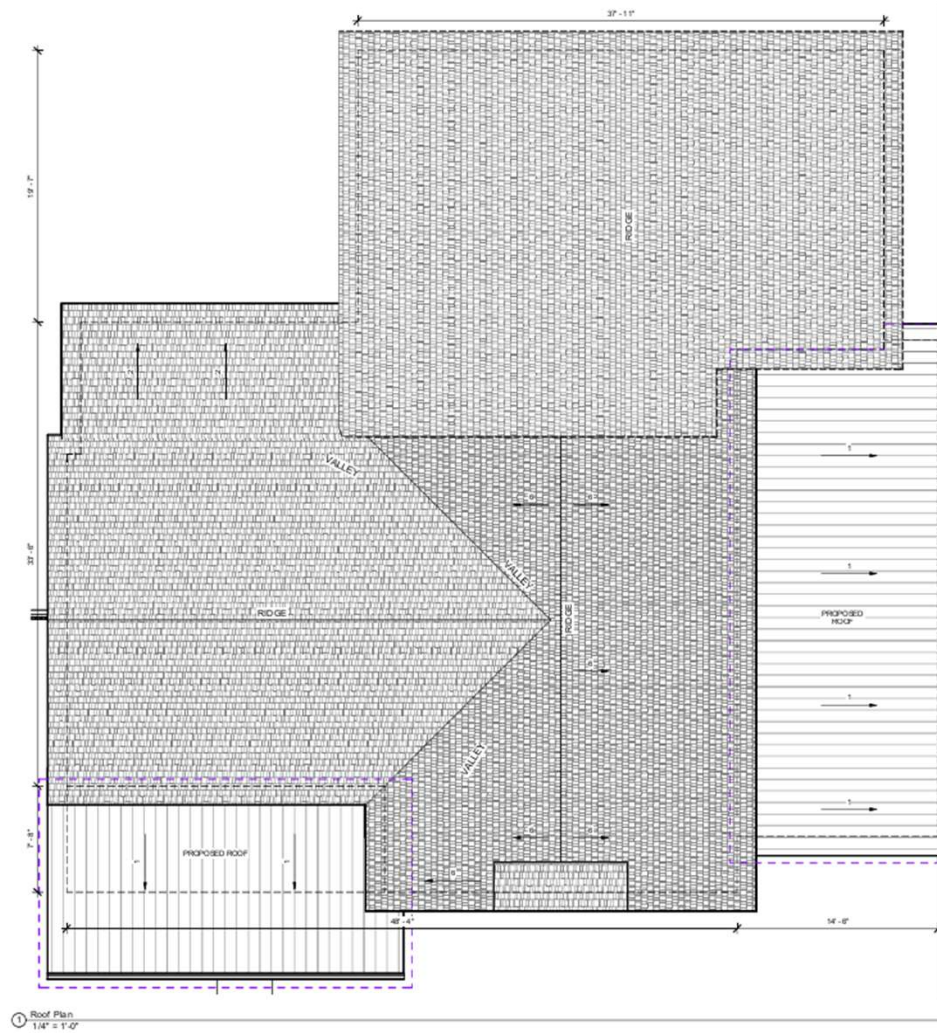


Proposed Elevation

REAR ELEVATION (NO CHANGE)



PROPOSED PLAN - ROOF



RENDERING



RENDERING





POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- Variance requests anticipated
- The case is tentatively scheduled to be heard at the November 09, 2026 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1058F
131 MARY D AVE
SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- East side of Chester St,
north of Mary D Ave
- New Single-Family
Residence

HISTORY



- Previous proposal considered at 09.15.2026 ARB meeting withdrawn by applicant
- New proposal



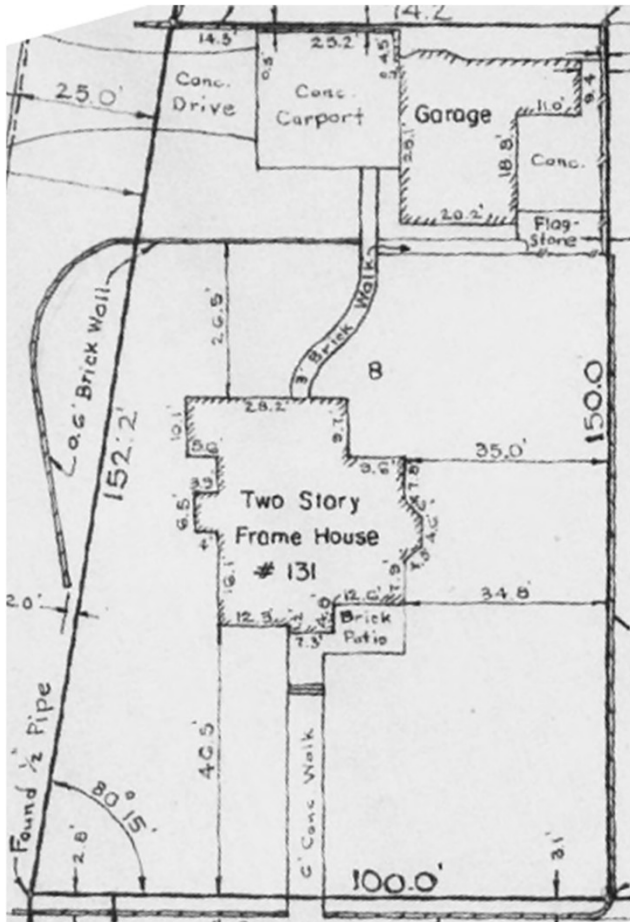
SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

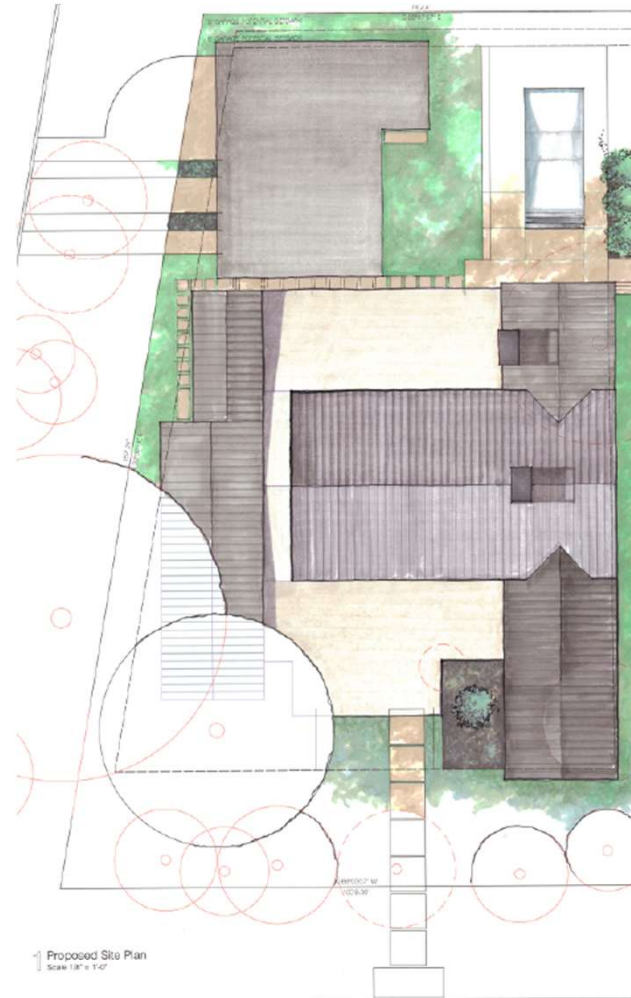
EXISTING CONDITIONS



EXISTING AND PROPOSED SITE PLAN

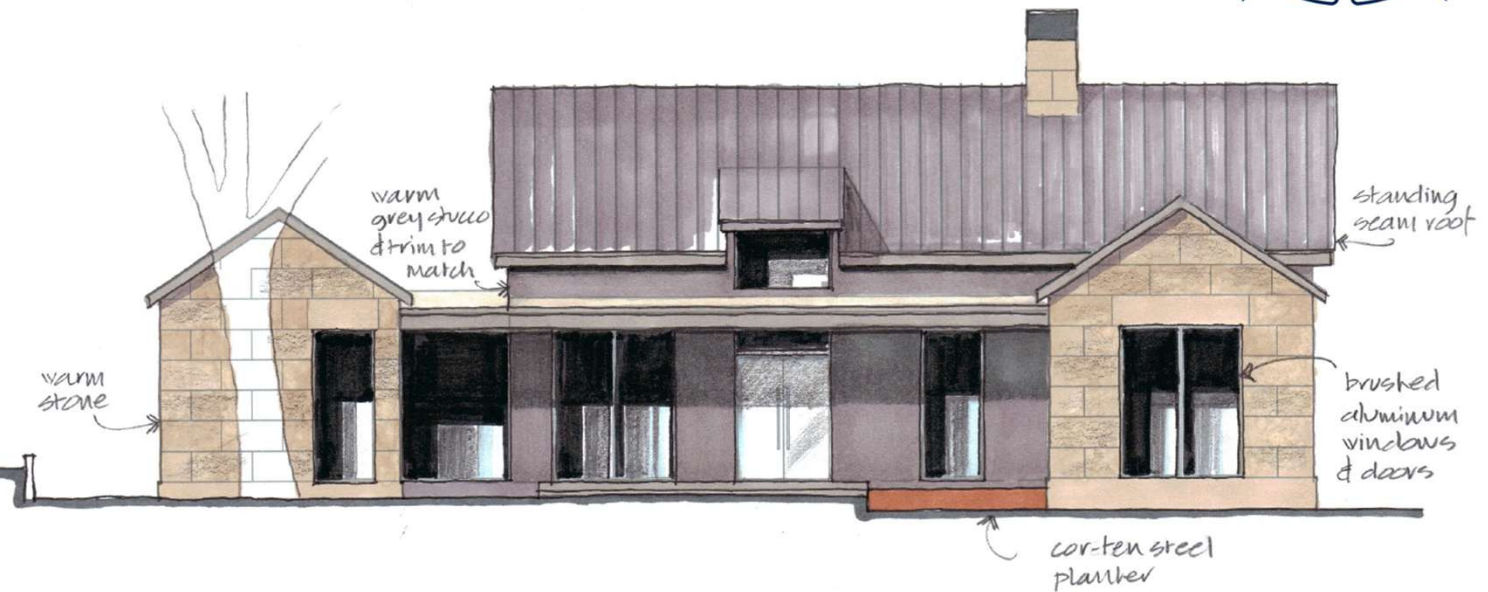


Existing



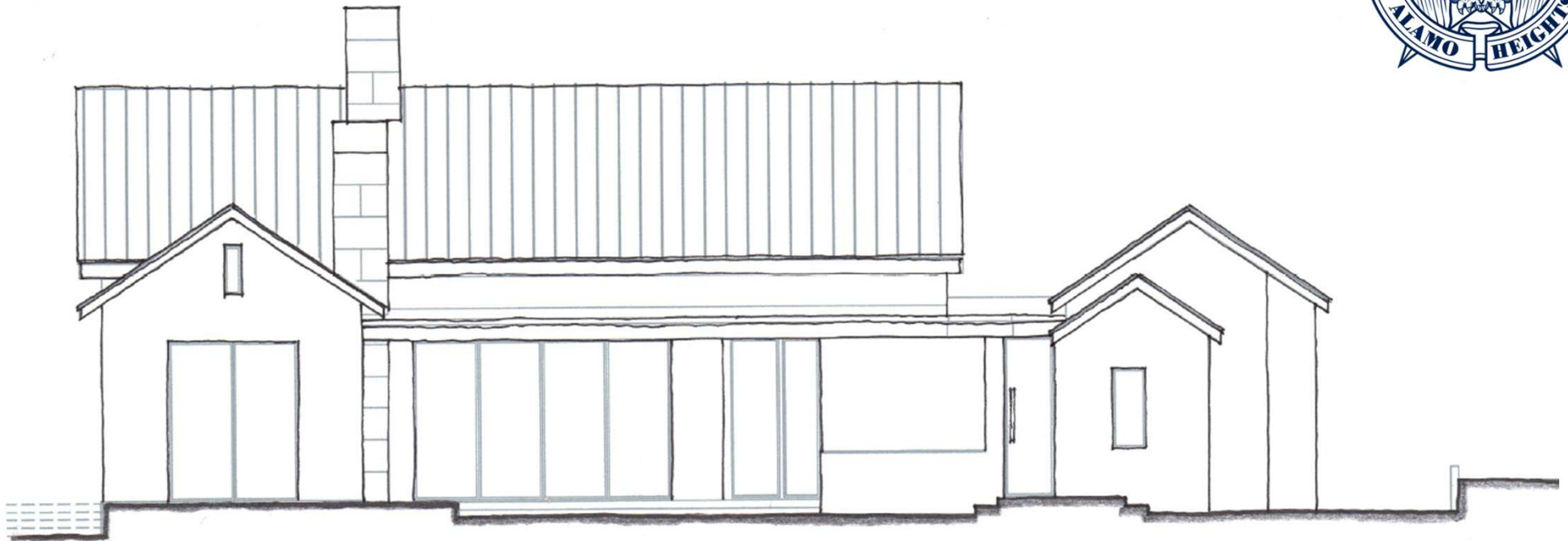
Proposed

PROPOSED ELEVATION - FRONT



2 Proposed Front Elevation
Scale 1/8" = 1'-0"

PROPOSED ELEVATION - REAR



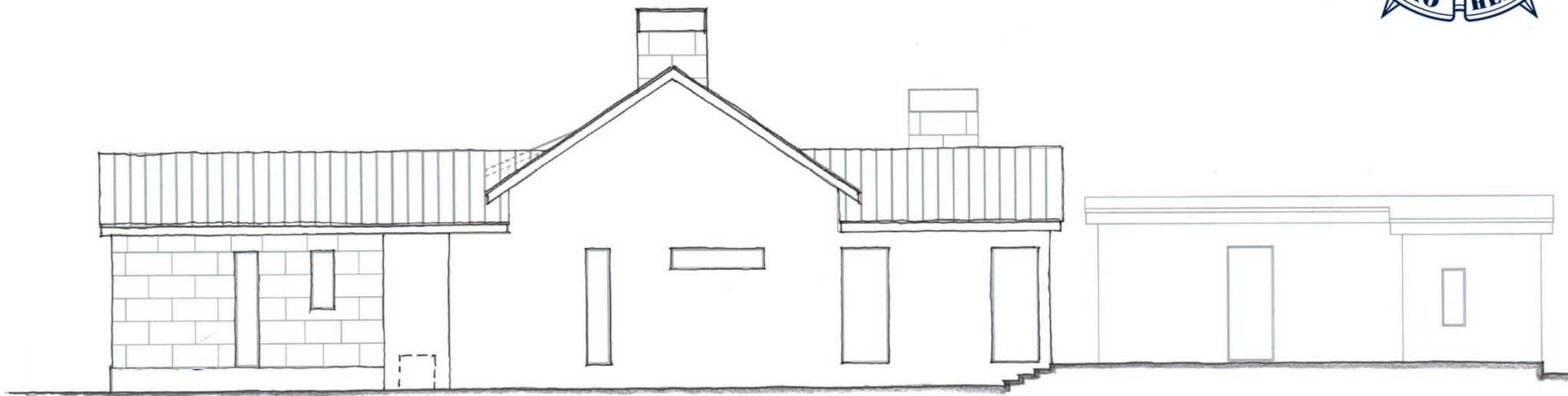
5 Proposed Rear Elevation
Scale 1/8" = 1'-0"

PROPOSED ELEVATION - WEST



3 Proposed Chester Street Elevation
Scale 1/8" = 1'-0"

PROPOSED ELEVATION - EAST

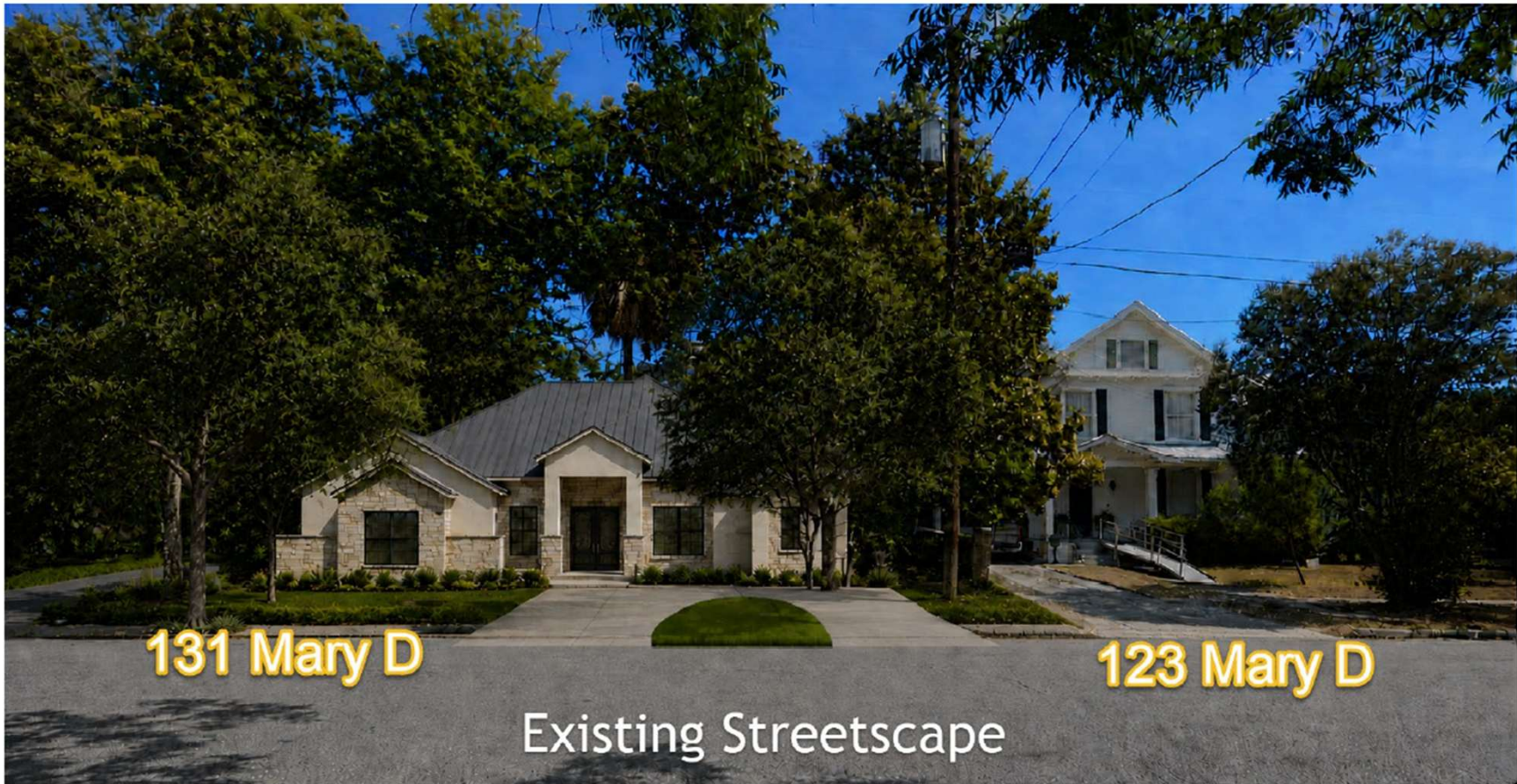


4 Proposed Interior Side Elevation
Scale 1/8" = 1'-0"

STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED



131 Mary D

123 Mary D

Existing Streetscape

STREETSCAPE - NEIGHBORHOOD





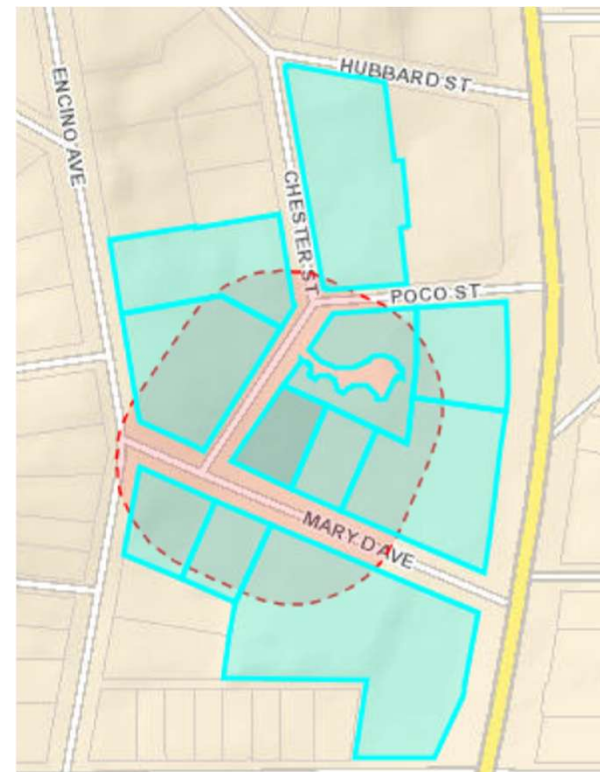
POLICY ANALYSIS

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 - Oppose: (0)



ARB CASE NO. 1059F 138 CORONA AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-B
- Southeast corner of Corona Ave and Columbine St
- New Single-Family Residence



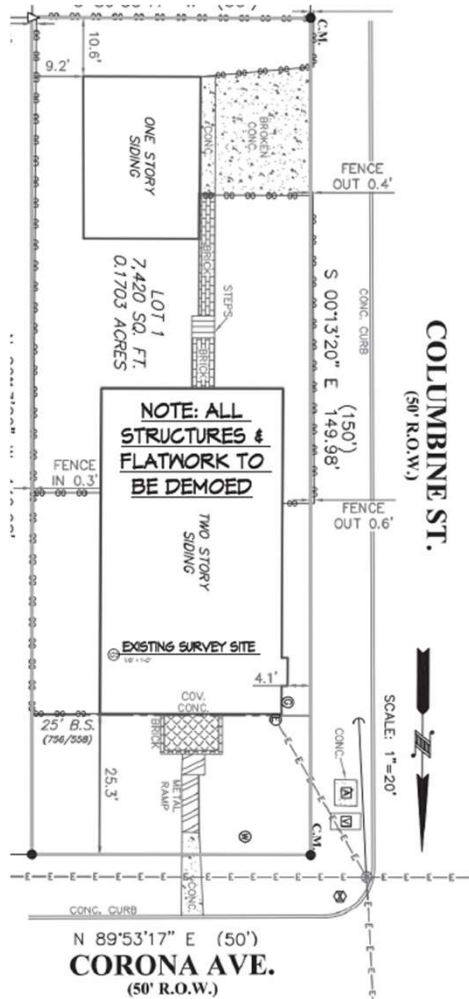
SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

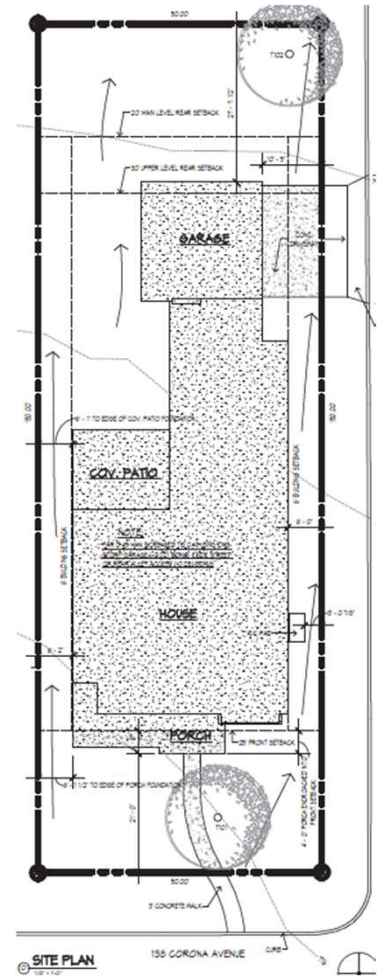
EXISTING CONDITIONS



EXISTING AND PROPOSED SITE PLANS

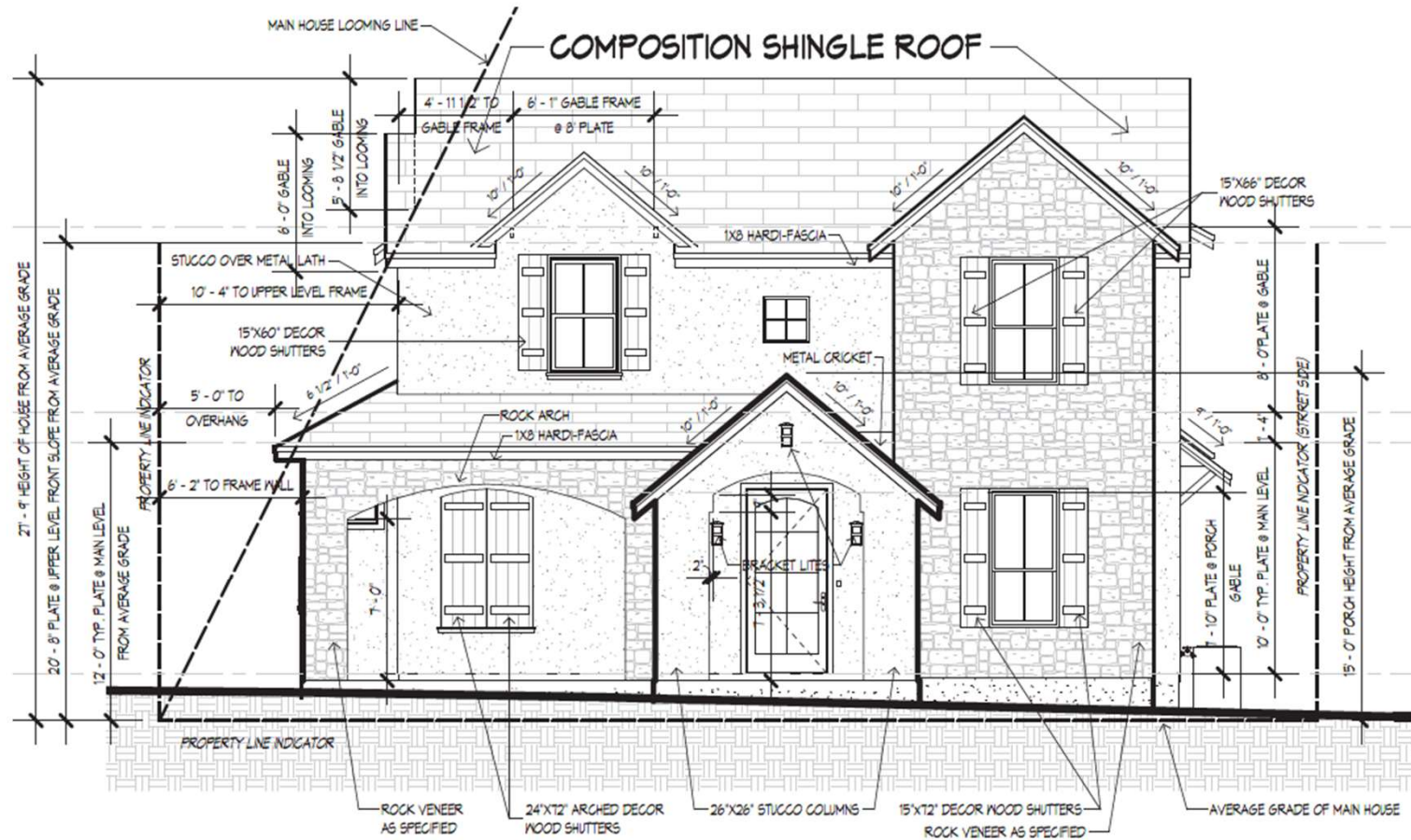


Existing



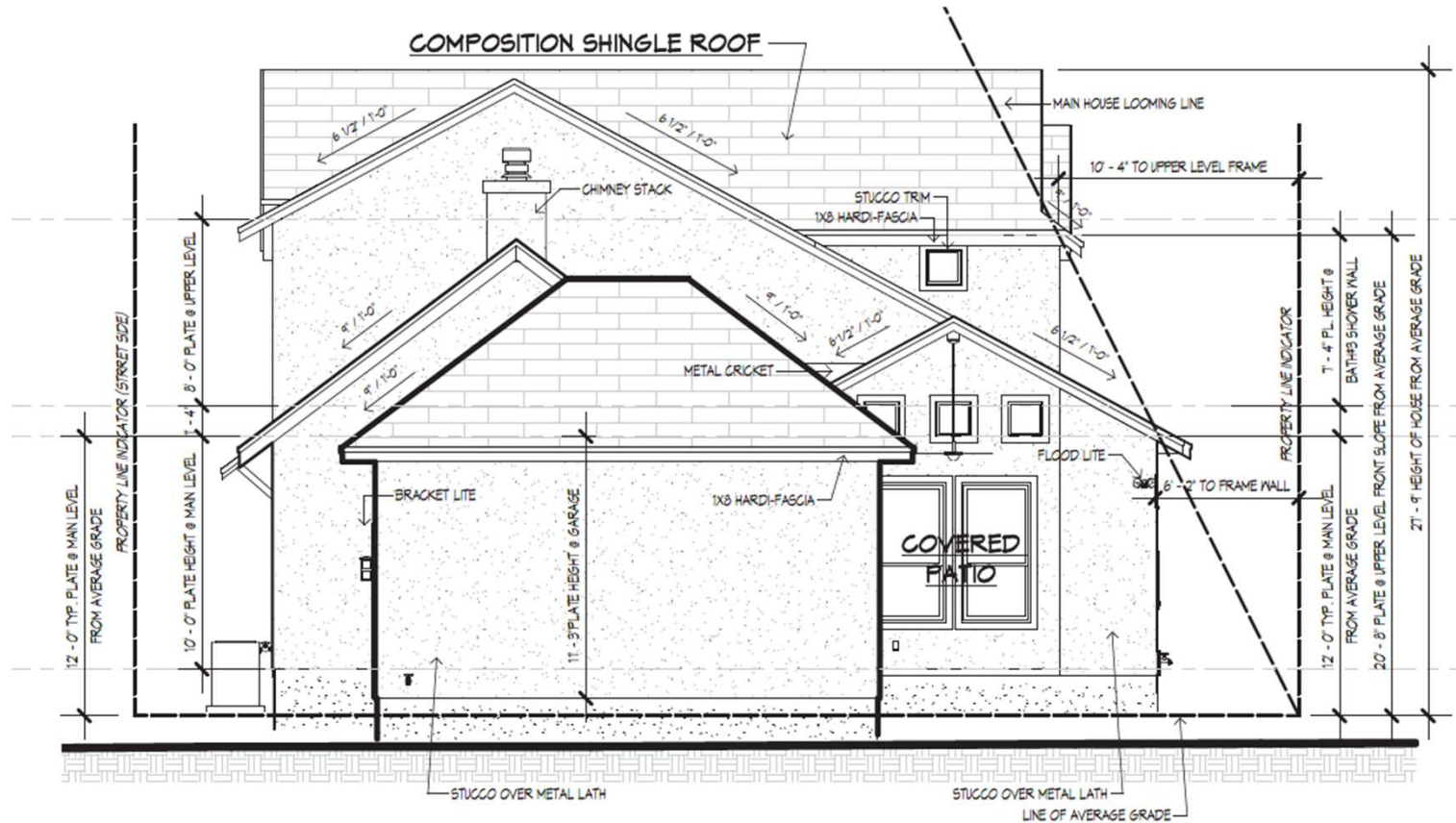
Proposed

PROPOSED ELEVATION - FRONT



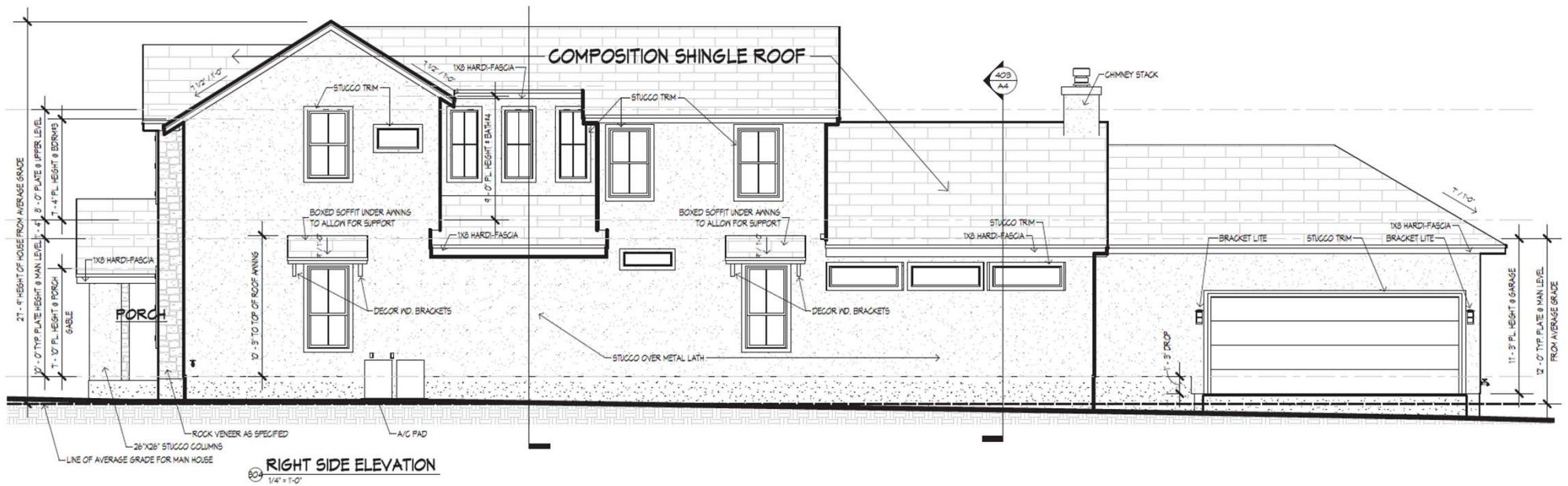
FRONT ELEVATION
1/4" = 1'-0"

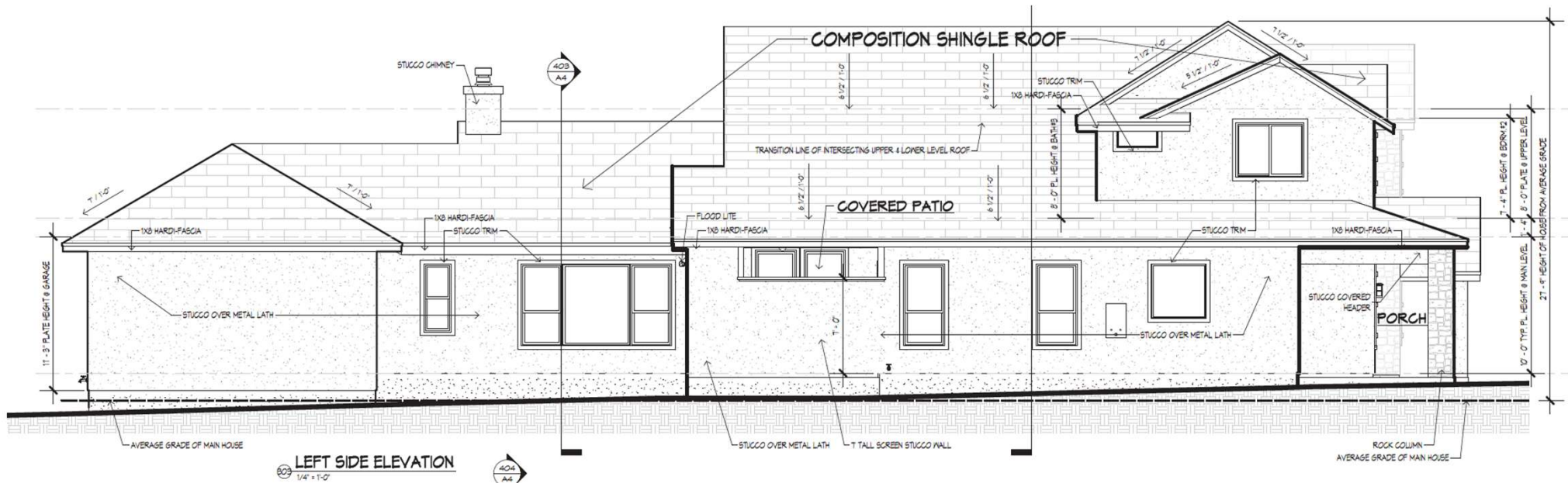
PROPOSED ELEVATION - REAR

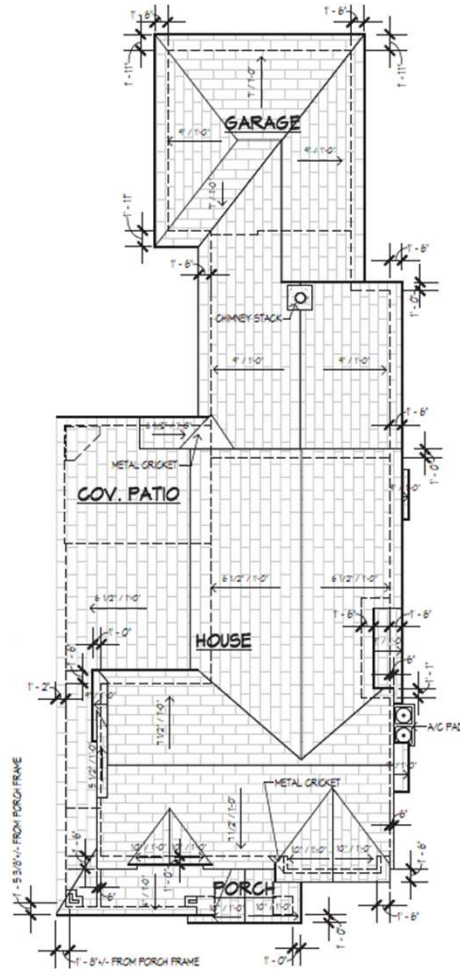


REAR ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATION - WEST







102 ROOF PLAN
1/8" = 1'-0"

LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7,500	7,500
Main house: 1st floor*	1,856	2,103
Main house: 2nd floor	640	1,120
Front porch*	-	193
Side porch*	-	-
Rear porch*	-	-
Garage/Carport: 1st floor*	609	451
Garage: 2nd floor	-	-
Shed*	-	-
Breezeway*	-	-
Covered patio structure*	-	241
Other accessory structures*	-	-
Total Square Footage:	3,105	4,108
Total Lot Coverage*:	33.97%	37.27%
Total FAR:	.41	.49
Max. 40% lot coverage for SF-A and SF-B Districts +.02 bonus side street access, +.02 bonus 1 story garage		

STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED





POLICY ANALYSIS

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