ARB CASE NO. 1061S
5307 BROADWAY ST

PERMANENT SIGNAGE

COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



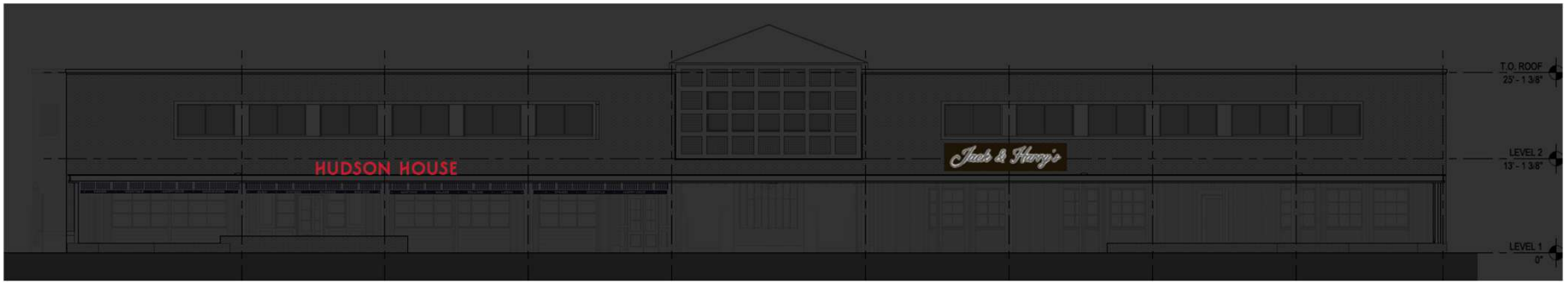
- B-1
- Northwest corner of Broadway St and Kennedy Ave
- Signage

EXISTING CONDITIONS

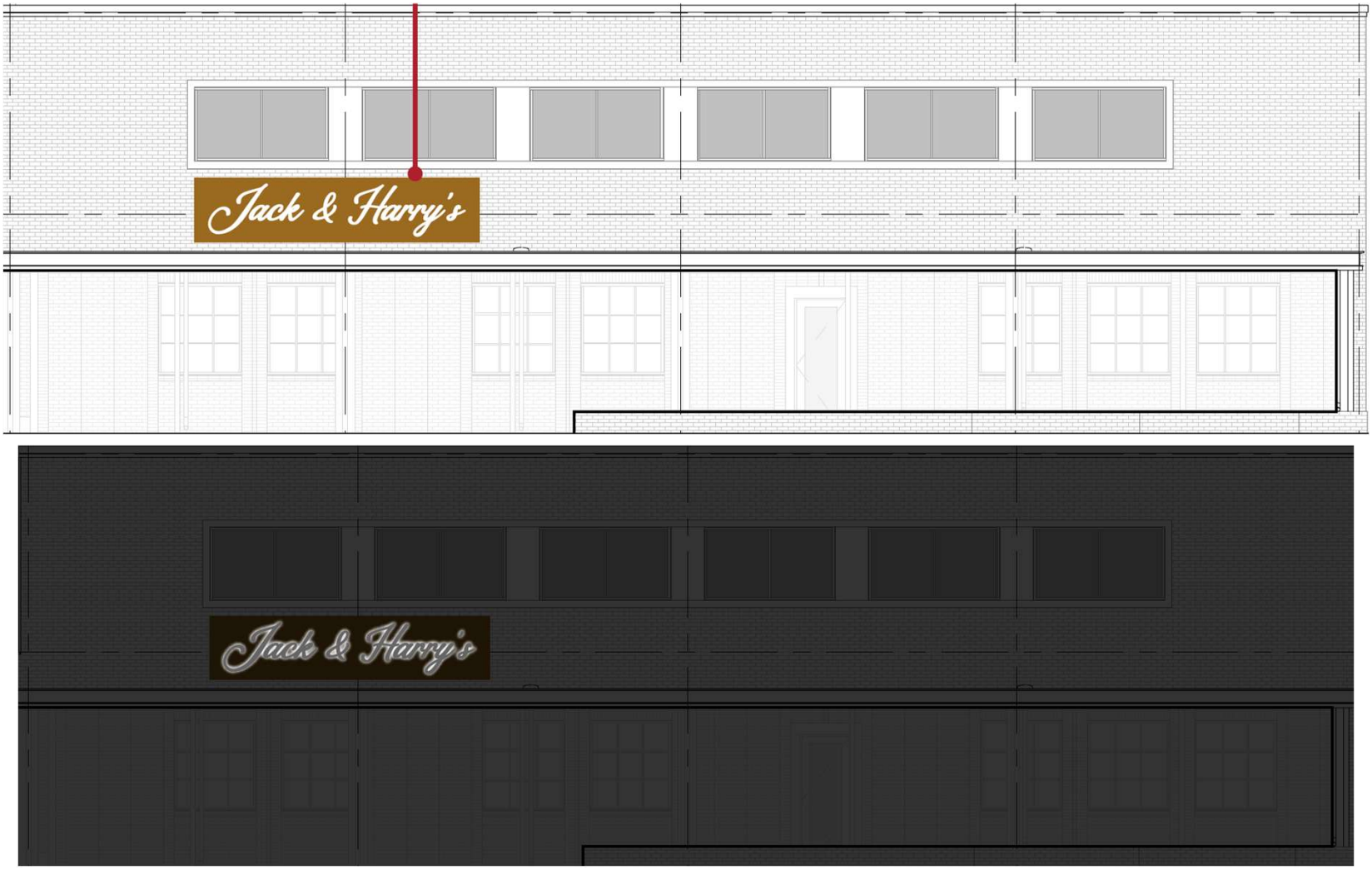


PROPOSED SIGNAGE – BUILDING FAÇADE





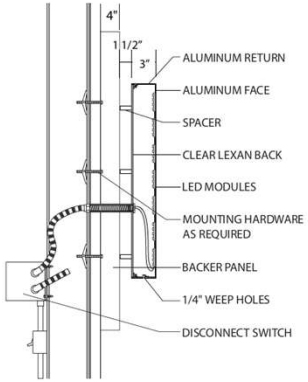
PROPOSED SIGNAGE – CLOSE UP



SIGN SPECIFICATIONS



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

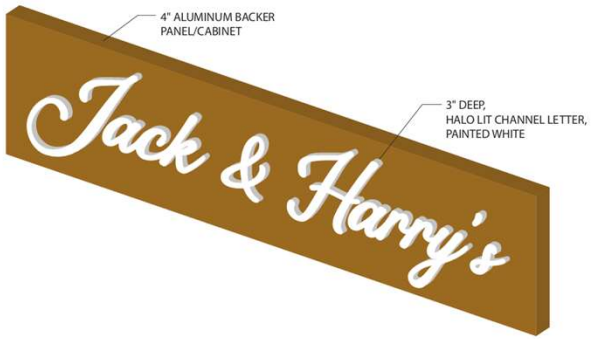


CROSS SECTION
NOT TO SCALE

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

Cu

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**
  - 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. 1062F
431 OGDEN LN
SIGNIFICANCE & COMPATIBILITY

COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-B
- North side of Ogden Ln, east of Imlay St
- New Single-Family Structure

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

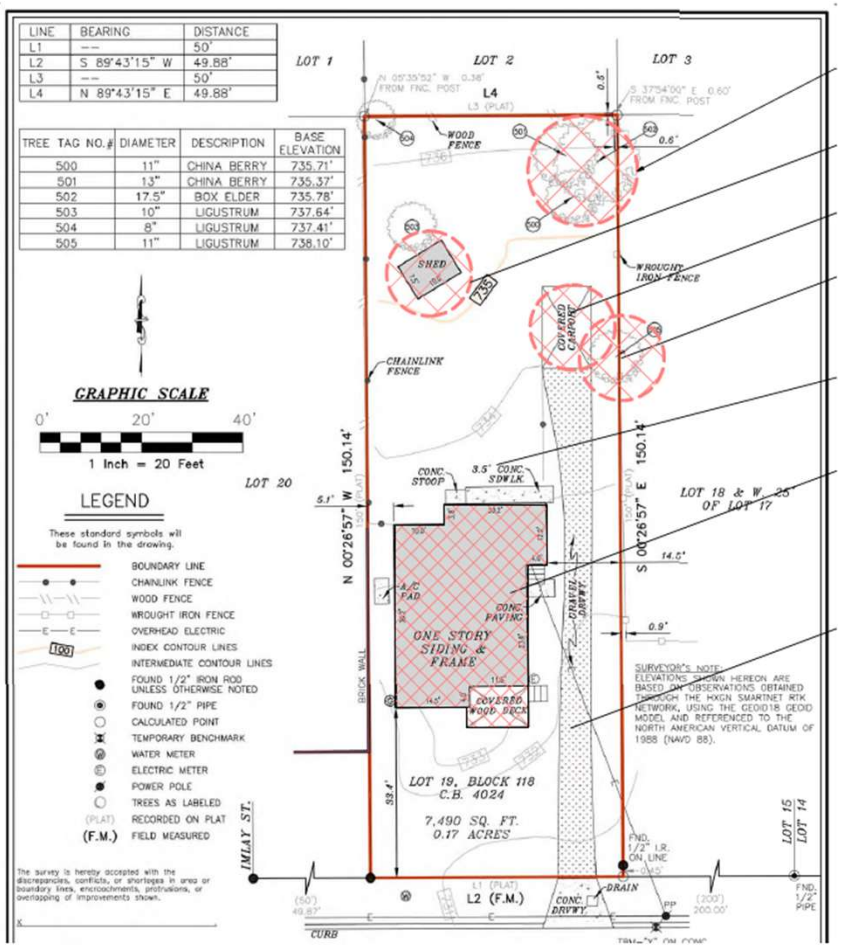




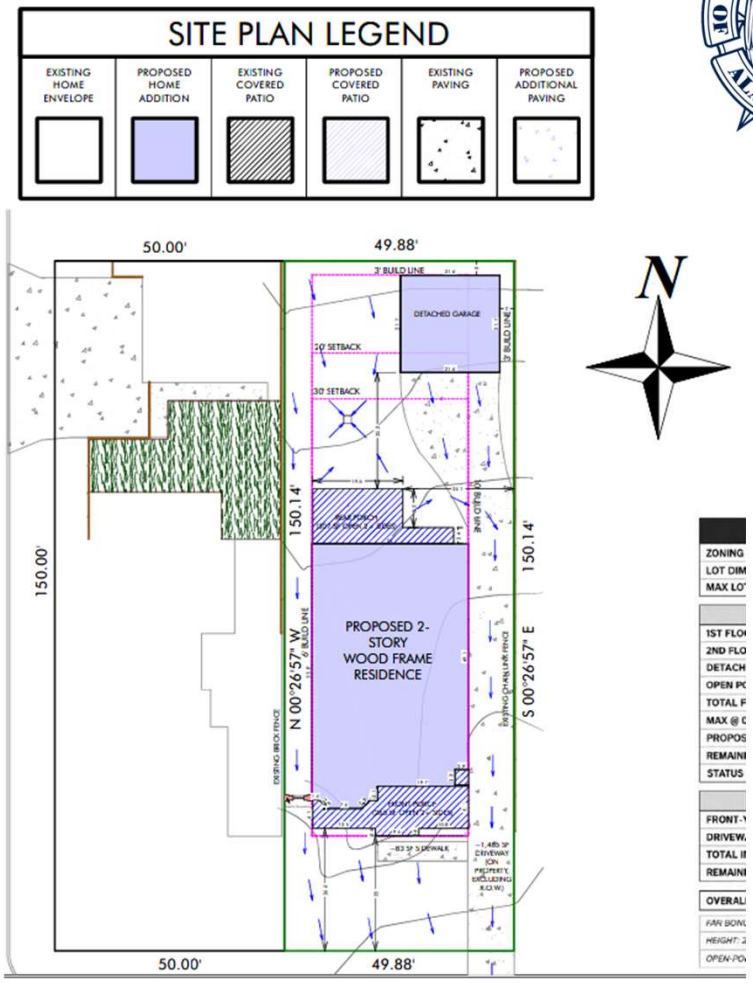




EXISTING AND PROPOSED SITE PLAN

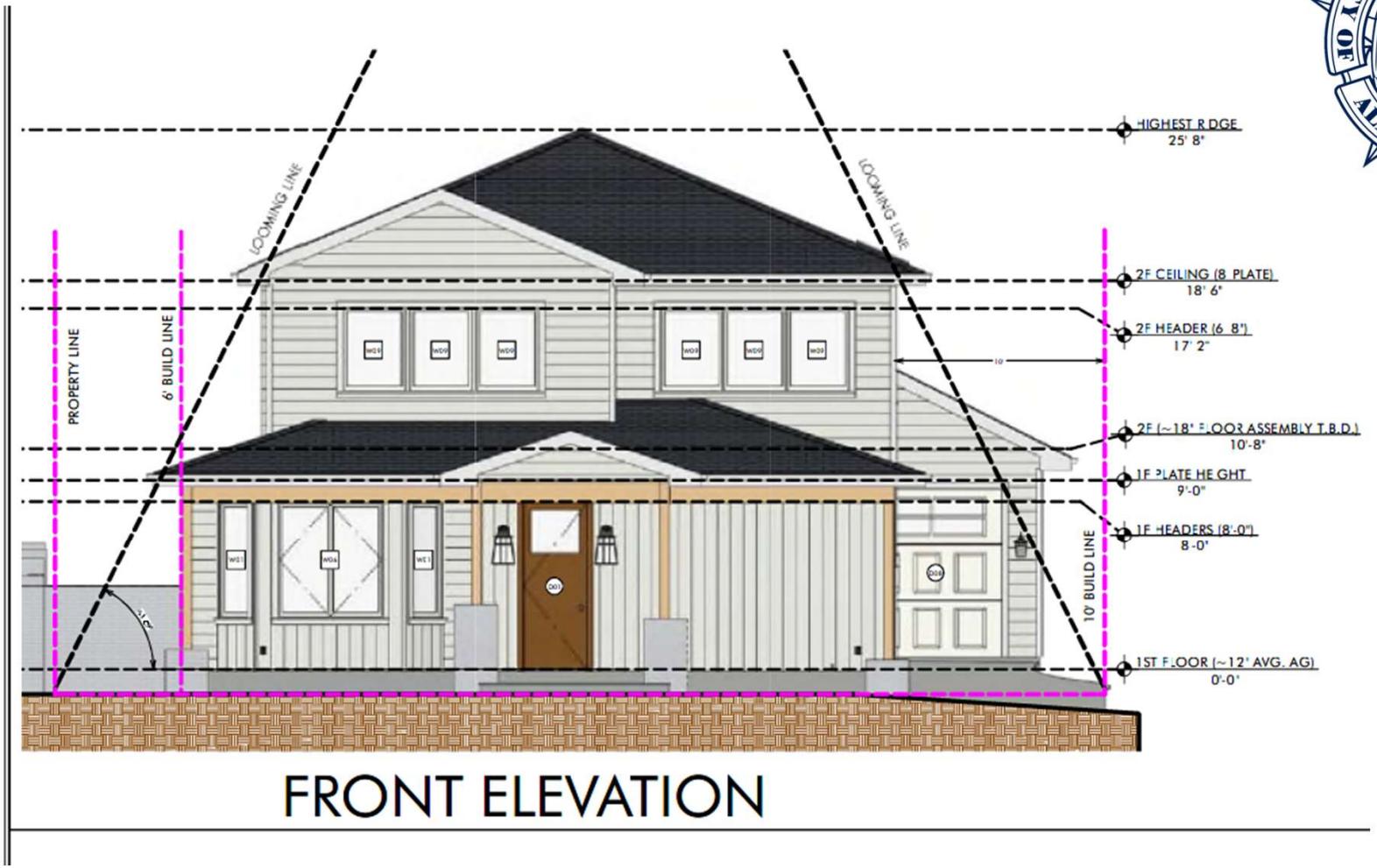


Existing

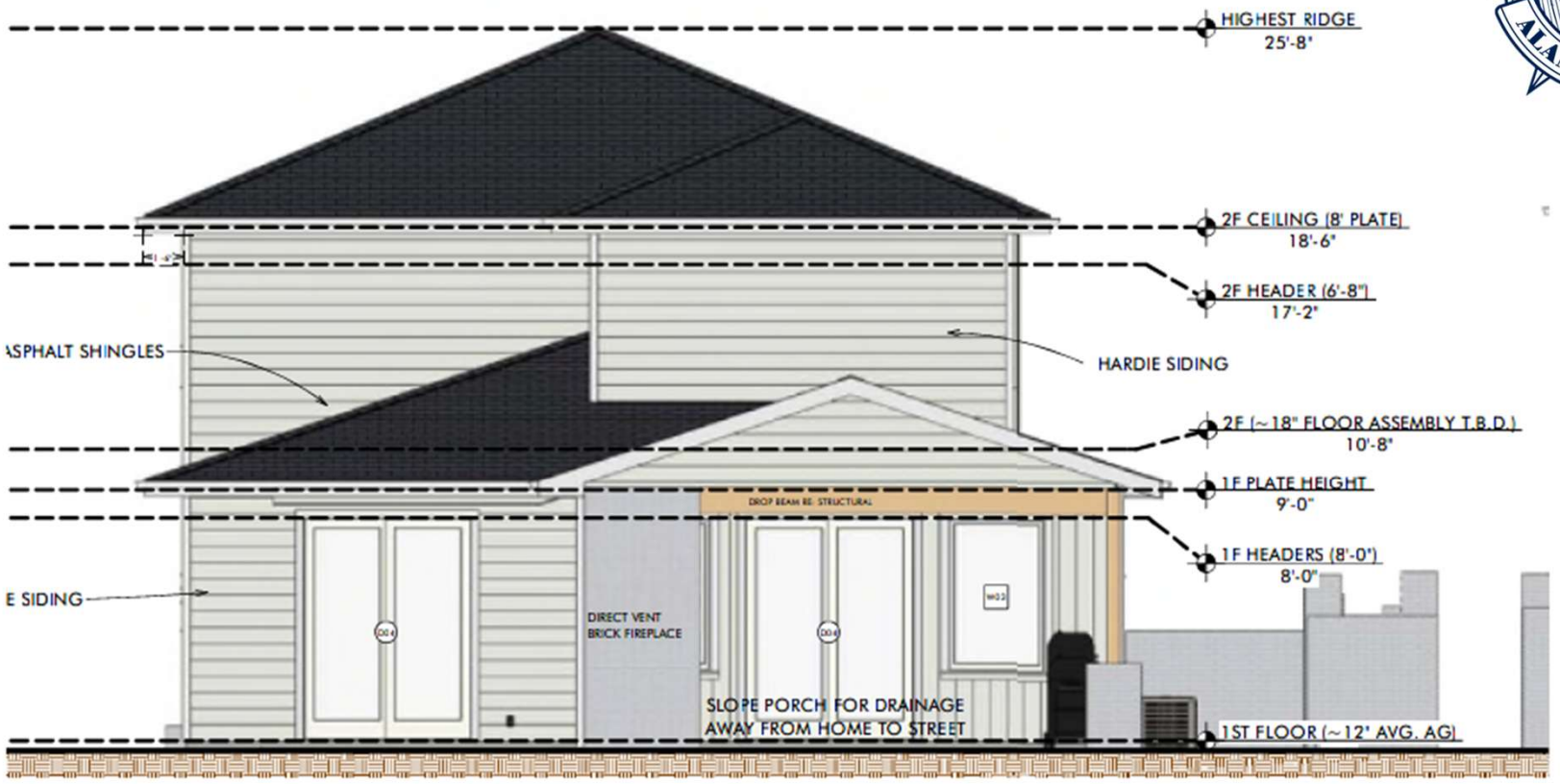


Proposed

PROPOSED ELEVATION - FRONT



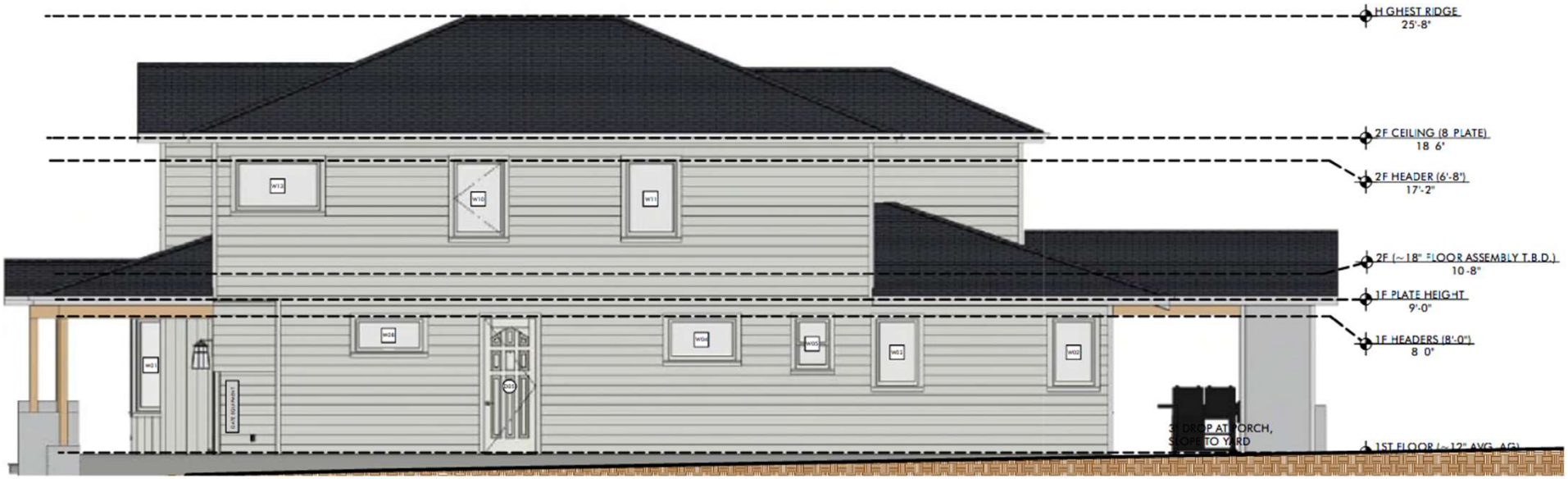
PROPOSED ELEVATION - REAR



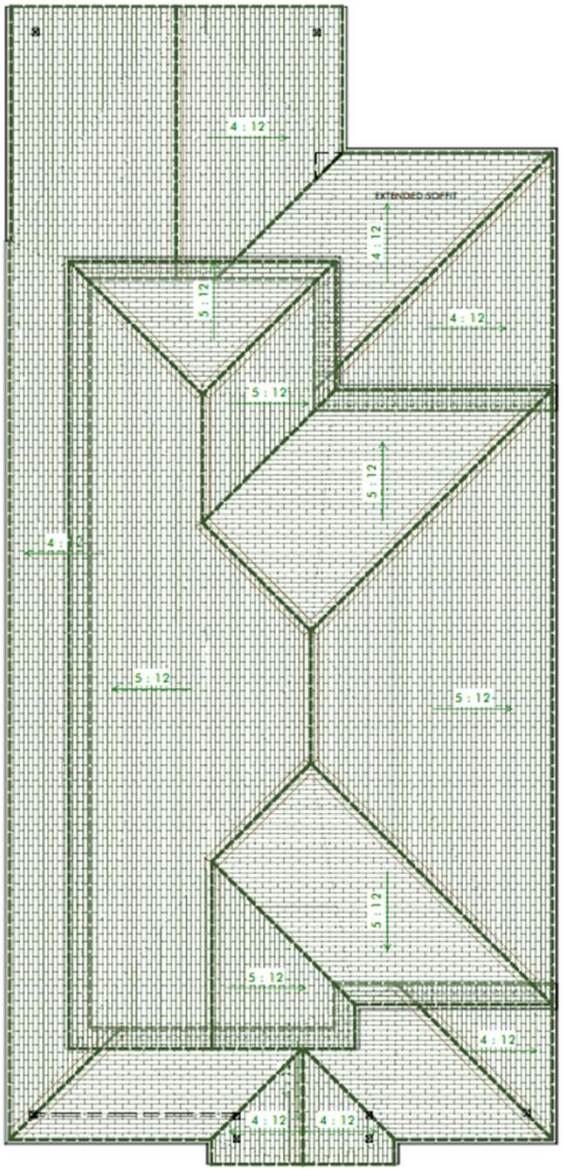
PROPOSED ELEVATION - WEST



PROPOSED ELEVATION - EAST



ROOF PLAN


4 : 12
EXTENDED SOFFIT
4 : 12
5 : 12
4 : 12
5 : 12
5 : 12
4 : 12
5 : 12
5 : 12
5 : 12
5 : 12
4 : 12
4 : 12
4 : 12

LOT COVERAGE AND 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*	1,014	1,814
Main house: 2nd floor	0	1,256
Front porch*	84	265
Side porch*	0	0
Rear porch*	0	307
Garage/Carport: 1st floor*	200	455
Garage: 2nd floor	0	0
Shed*	75	0
Breezeway*	0	0
Covered patio structure*	0	0
Other accessory structures*	0	0
Total Square Footage:	1,373	4,097
Total Lot Coverage*:	1,373	2,576 34.3%
Total FAR:	0.1719	0.4700
Max. 40% lot coverage for SF-A and SF-B Districts		

Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures	1,373	2,841
Driveway/Parking Pad	656	1,465
Walkways	113	83
Swimming Pool/Spa	0	0
Other impervious cover: _____	14	11
Total Impervious Cover:	2,156	4,400
Stormwater Development Fee:		

Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Front yard setback area	1,247	1,247
Footprint of any structure(s)	0	0
Driveway/Parking Pad	180	250
Walkways	0	83
Other impervious cover: _____	0	11
Total Impervious Cover within Front Yard Setback:	180	344
Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

RENDERINGS





STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED

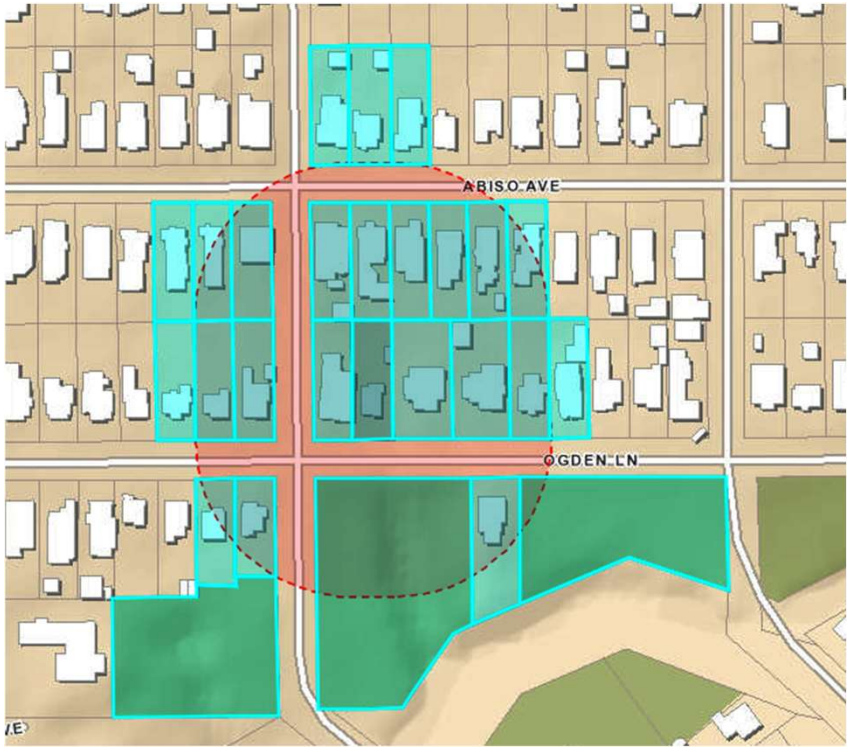


POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the December 14, 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)



ARB CASE NO. 1063F
126 KENNEDY AVE
SIGNIFICANCE & COMPATIBILITY

COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- South side of Kennedy Ave, west of Broadway St
- New Single-Family Structure

SUMMARY

- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
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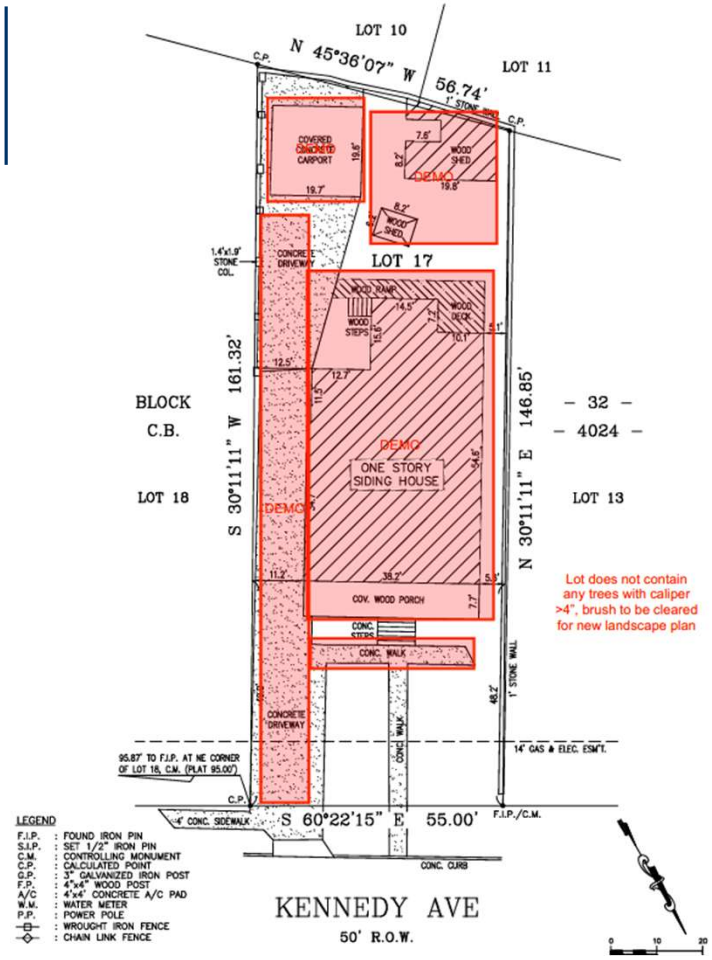
EXISTING CONDITIONS



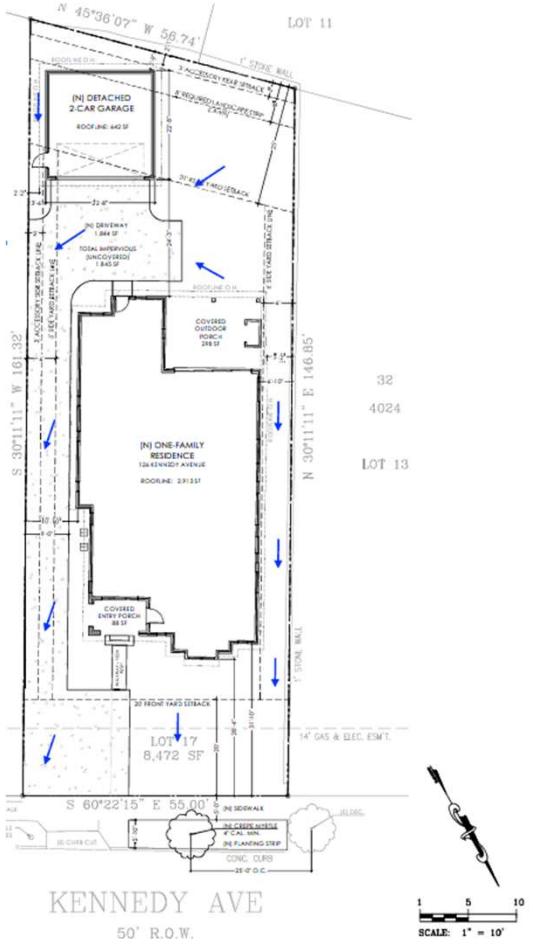





EXISTING AND PROPOSED SITE PLAN

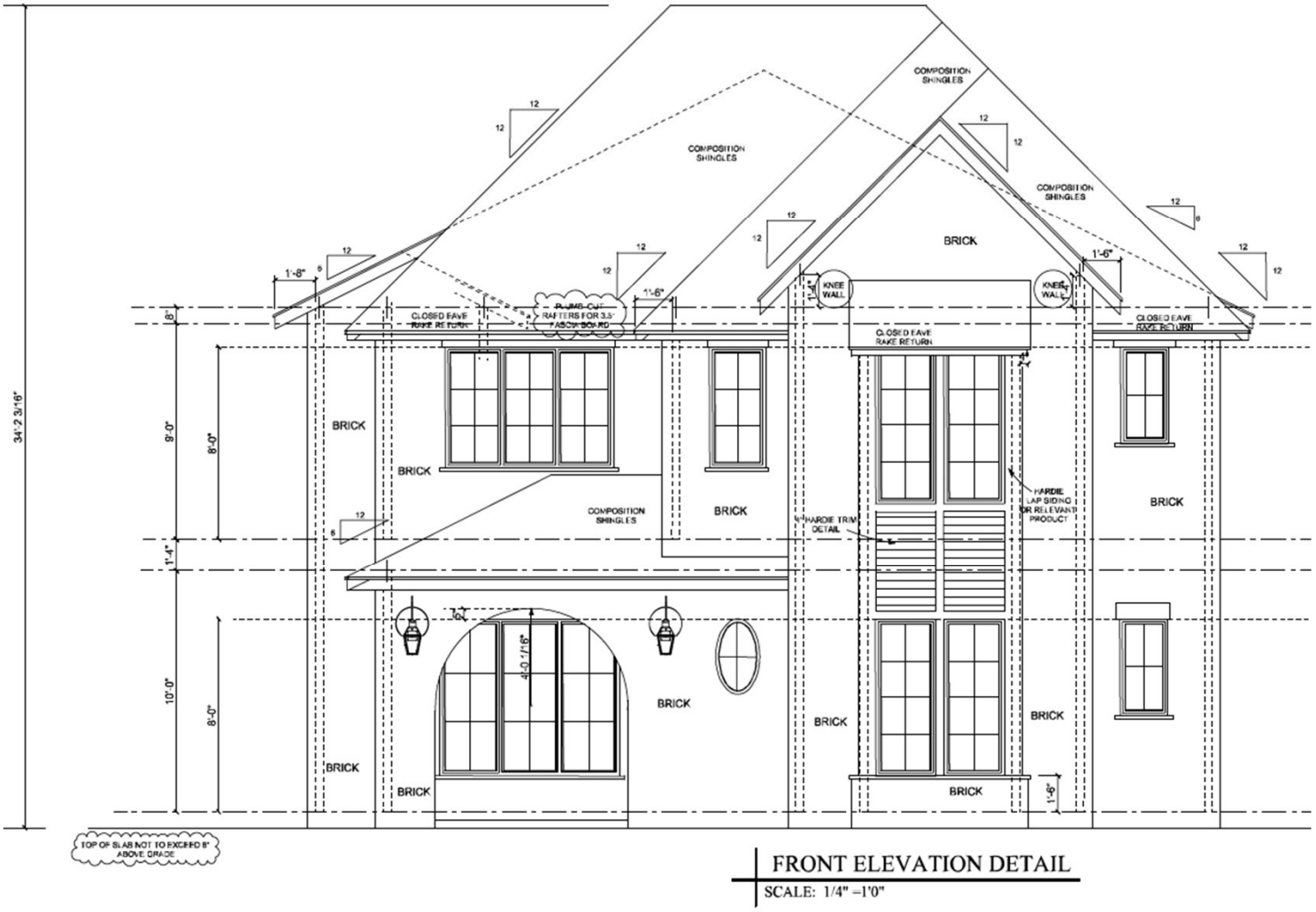


Existing

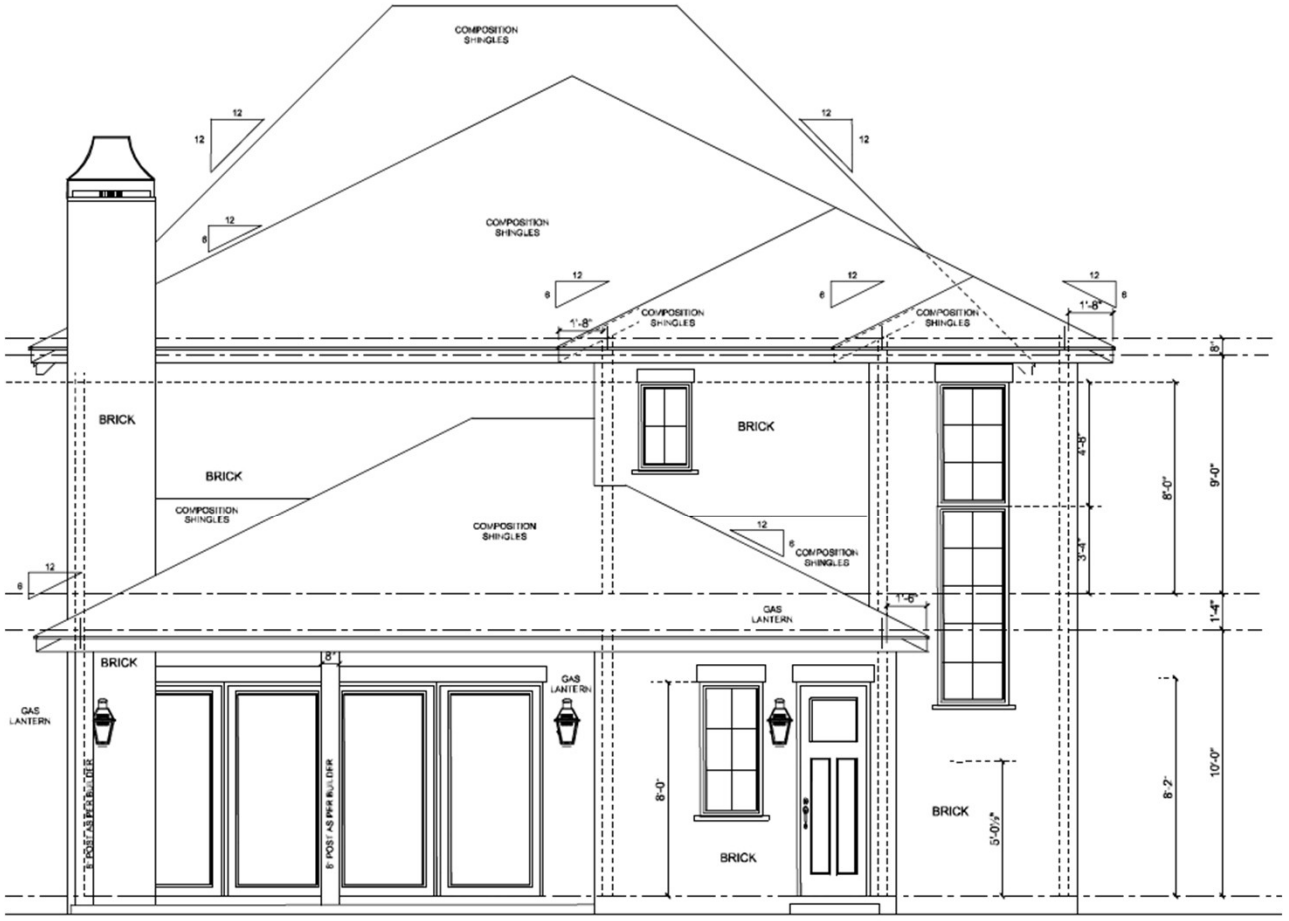


Proposed

PROPOSED ELEVATION - FRONT

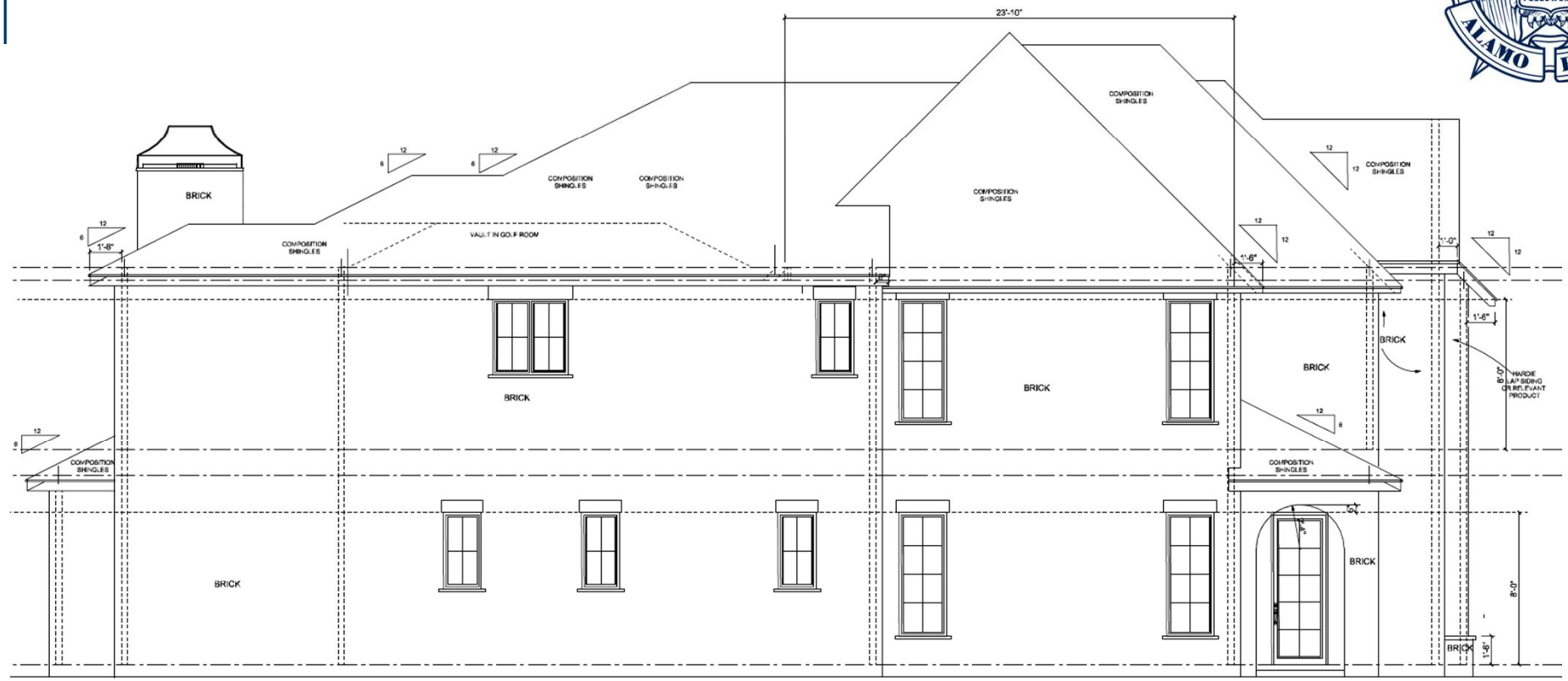


PROPOSED ELEVATION - REAR



REAR ELEVATION DETAIL
SCALE: 1/4" =1'0"

PROPOSED ELEVATION - WEST



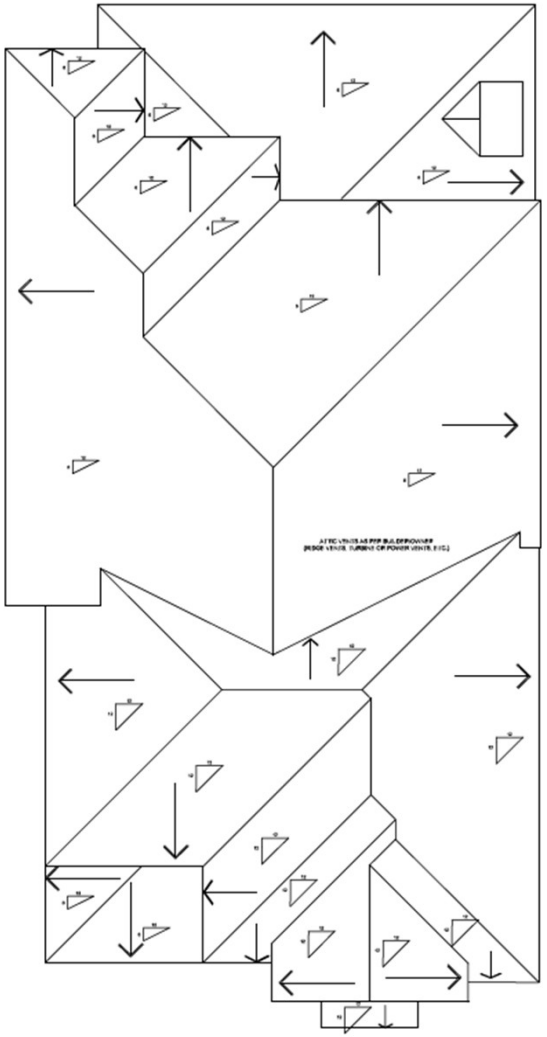
LEFT ELEVATION DETAIL
SCALE: 1/4" =1'0"

PROPOSED ELEVATION - EAST



RIGHT ELEVATION DETAIL
SCALE: 1/4" =1'0"

ROOF PLAN



"BIRDS EYE" ROOF VIEW LAYOUT CONSTRUCTION SHEET

STREETSCAPE - EXISTING








STREETSCAPE - PROPOSED













POLICY ANALYSIS

- Project is currently under review.
- The case is tentatively scheduled to be heard at the December 14, 2026 City Council Regular Meeting, pending recommendation from the board.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
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