



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 19, 2019*

---

**Agenda Item:** 225 NW Autumn Crest Drive – Green Acres Storage Signage  
**Report Date:** March 12, 2019  
**Prepared by:** Kellen Gorman *EJC*  
Planner I

**Staff Recommendation:**

That the Plan and Zoning Commission deny the request to allow a lighted sign proposed for the north side of Green Acres Storage located at 225 NW Autumn Crest Drive.

**Project Summary:**

CR Signs requests that a 281 square foot sign be approved for placement on the north side of Green Acres Storage, located at 225 NW Autumn Crest Drive. The sign is coming before the Plan and Zoning Commission for approval since the lighted sign abuts nearby residential property. The City's code states:

*... lighted signs are allowed on a side of a building which abuts business or industrially zoned property or a public street, except where the side of the building faces an adjacent public street which abuts residentially zoned property. Signs proposed to be located on the building face abutting a residentially zoned property must be approved by the Plan and Zoning Commission as a part of the Sign Plan review.*

The site plan for Lot 1, Autumn Crest Plat 7 and the building elevations were approved by the Plan and Zoning Commission on June 6<sup>th</sup>, 2017. The subject site is located along NW Autumn Crest Dr, near the intersection of NW Autumn Crest Dr and N Ankeny Blvd. The development consist of one three-story, 126,000 square-foot self-storage building with parking, landscaping, and associated site improvements. In addition to the sign in question, the business is proposing five more signs on the south and east building elevations, which are allowed by code.

The site is zoned C-2, General Retail and Highway Oriented Commercial District. The properties to the north of NW Autumn Crest Dr are bi-attached single-family homes zoned as R-3, Multiple-Family Residence District. The proposed sign is located approximately 200 ft south of these townhomes.

If the commission believes the sign is appropriately located, and far enough from the adjacent residential properties to allow it to be lit, staff recommends that the hours of illumination be limited from 8:00AM to 10:00 PM.