

J. SIGN DEVIATION - CORPORATE MEDICAL PLAZA - Vicinity of the southeast corner of 107<sup>th</sup> Street and Nall Avenue

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1. APPLICANT: Hoefer Wysocki Architects is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting a deviation to allow two signs on the same elevation.
3. LOCATION: The subject property is located at in the vicinity of the southeast corner of 107<sup>th</sup> Street and Nall Avenue.
4. EXISTING ZONING: This property is currently zoned CP-O, Planned Office Building District.
5. ANALYSIS: The applicant is requesting a sign deviation to allow two signs on the same façade of an existing office building at 10787 Nall Avenue. Section 18.440.080(E) of the Unified Development Ordinance allows office buildings to have three wall signs on each building but no more than one sign on any façade. By definition, where there are multiple surfaces or wall planes, the façade is equal to all of the building surfaces that are oriented in the same direction or within 45 degrees of the same direction.

The building is designed with a central entrance facing northwesterly with two wings of the building extending out perpendicular to each other. There are two existing signs on this building. There is an existing sign on the west elevation of one wing for New Hope and a sign on the south elevation for Mid-America Cardiology. The applicant is proposing to add a second sign on the west elevation of the second wing for Asthma and Allergy Care. The existing and proposed signs meet ordinance requirements in regards to size of the sign.

The Planning Commission or City Council may grant a deviation if they find that all the following requirements can be met:

1. That the deviation requested arises from a condition which is unique to the property in question, is not ordinarily found in the same zoning district, and is not created by an action or actions of the landowner or the applicant.
2. That the granting of the deviation will not adversely affect the rights of adjacent landowners or residents.

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3. That the strict application of the provisions of this ordinance would constitute unnecessary hardship upon the landowner represented in the application.
4. That the deviation desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
5. That the granting of the deviation will not be opposed to the general spirit and intent of the ordinance.

It is staff's opinion that granting a deviation would not be opposed to the general spirit and intent of the ordinance because the distinct separation between the west elevation of the two building wings, the two signs would not be perceived as being on the same wall plane. Staff would not anticipate any adverse impact to public health and safety or to the rights of adjacent land owners by the granting of the deviation.

6. STAFF RECOMMENDATION: The staff recommends approval of the Sign Deviation for Corporate Medical Plaza, subject to the following stipulation:
  - a. Prior to the installation of the sign, a sign permit shall be obtained.