



## Legislation Text

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**File #:** SPEX-07222021-6112, **Version:** 1

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**Agenda Item Title:**

Monroe Commercial Center (Sign Special Exception for height)  
119 W. 9000 S.  
[Community #2 - Civic Center]

**Presenter:**

Claire Hague

**Description/Background:**

Monroe Commercial Plaza is a commercial development located at 119 West 9000 South in the Regional Commercial (RC) Zone and is surrounded by property that is also zoned Regional Commercial (RC). The plaza is located on the South side of 9000 S which is currently in the process of road expansion and has lost property due to eminent domain. This road expansion results in the loss of approximately 1620 square feet of street frontage (Exhibit #2 - Road Expansion)

The road expansion required that the existing multi-tenant monument sign be moved. The applicant applied for and constructed a new sign that was approved to include a two-foot berm, a one-foot pedestal, and a five-foot sign face. (Exhibit #3- Approved Sign Permit). This new location is on the north side of the development within a parking lot landscape island.

**Recommended Action and/or Suggested Motion:**

Staff recommends granting a special exception for Mark Sudrey of SEI Development to construct an monument sign with a four-foot base and two-foot landscape berm (total height of eleven feet) for the property located at 119 West 9000 South as described in the staff report based on one finding and two conditions.

**Findings:**

1. The health, safety, and welfare of the general public is not negatively impacted by the increase in height.
2. That in order for the reasonable use of the new sign location an increase in height is warranted.
3. The increase in height does not have a materially detrimental impact on the rights or enjoyment of adjacent property owners.
4. That a hardship has been imposed on the applicant by eminent domain proceedings which has resulted in the need for a special exception.
5. That staff has provided a recommendation of approval.
6. That the City Engineer recommends approval of the project.

**Conditions:**

1. That a revised sign permit be obtained.
2. That additional landscaping be installed to mitigate the impacts of the increased height.

3. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project, except as otherwise approved by special exceptions granted by the Planning Commission.