



Council Request Update

June 28, 2018

Council Request: 18-075

Requested by: Mayor Pro Tem Rita Russell

Request: Request for the number of current permits on the books for single family homes and duplexes in the City, and the follow up process.

Assigned to: Community Development

Response: Please see the attached response from Chief Building Official Karen Montanez.

Council Request: 18-083

Requested by: Council Member Barrentine

Request: Requested the specific section of the sign code that articulates how much wall or window signage that a business is permitted to have.

Assigned to: Community Development

Response: Please see the attached response from City Planner Brook Bell.

Council Request: 18-085

Requested by: Council Member Barrentine

Request: Asked whether or not the Traditions Apartment complex is for sale.

Assigned to: Community Development

Response: Economic Development Manager Darren Hollingsworth's response: 'This property is not currently listed for sale on CoStar, which is the preeminent database for commercial and multi-family real estate professionals.'



TO: Mayor Olson and City Council Members

THRU: Eric Keck, City Manager
Brad Power, Community Development Director

FROM: Karen Montanez, Chief Building Official

DATE: June 25, 2018

SUBJECT: Council Request CR18-075

CR18-075
Request from Mayor Pro Tem Russell

There are currently 129 active permits for new residential one and two-family construction in the City.

Once the plans are approved by all required departments and the permits are issued, construction and inspections begin. There are 23 required inspections performed during a new residential project. These include but are not limited to the following:

Foundation, setbacks, underground plumbing, electrical service, rough plumbing, mechanical and electrical, framing, insulation, drywall, shear wall, final plumbing, mechanical and electrical as well as final zoning, engineering, utilities and traffic.

Once all departments have approved their inspections, the building inspector performs a final inspection and once approved, the building division issues the Certificate of Occupancy.

The average home receives 30-35 inspections during the process due to requests for partial inspections and the need to perform re-inspections on those inspections that did not pass the first time.

The building division requires that inspection requests be called in on our 24-hour inspection line. Inspections received by 7:30 am are performed that same day.





TO: Mayor Olson and Council Members

THRU: Eric Keck, City Manager
Brad Power, Community Development Director

FROM: Brook Bell, Senior Planner

DATE: June 27, 2018

SUBJECT: Council Request CR 18-083: Wall and Window Signage.

The Council request is for the specific section of the sign code that articulates how much wall or window signage that a business is permitted to have.

The Englewood Municipal Code (EMC) contains general regulations for wall and window signage in EMC Table 16-6-13.3A (attached). EMC Table 16-6-13.9 (attached) contains standards for the allowed number and area for wall and window signage.

Attachments:

- EMC Table 16-6-13.3A Permitted Principal Building Signs
- EMC Table 16-6-13.9

TABLE 16-6-13.3A PERMITTED PRINCIPAL BUILDING SIGNS (CONT.)

	Sign type	Structure/Construction	Signage	Additional Regulations
Principal Building Signs	WALL	<p>Attached to, painted on, or erected against a wall of a building, with display face generally parallel to the building façade.</p> <ul style="list-style-type: none"> • Location: Signable area • Projection: A side wall sign may project beyond the front façade but not within 5’ of back of curb • Clearance: Any sign projecting more than 4” from the wall shall be at least 8’ above grade • Height: A maximum of 25% of a wall sign’s total area may extend above the roofline or parapet wall, provided the extension does not exceed 3’ 	<ul style="list-style-type: none"> • Number: Limited to use’s maximum allowed number of signs • Area: Limited to use’s maximum allowed sign area • Faces: All copy faces count toward sign area 	<ul style="list-style-type: none"> • Encroachment Agreement required for any projection over public right-of-way • No accessory signs shall be attached to a wall sign • Signable area shall mean the building facade up to the roofline that is free of windows and doors or major architectural detail. If, because of the design of the building, a signable area cannot be identified, the City Manager or designee shall determine a suitable area for signage.
	WINDOW	<p>Posted, applied or affixed to the interior or exterior of a window, and seen through the window from the exterior of the structure.</p> <ul style="list-style-type: none"> • Location: Ground floor glazed areas only 	<ul style="list-style-type: none"> • Window Coverage: Maximum 25% of total glazed area on a façade, not to exceed 80 square feet on any one façade (See Additional Regulations) • Number: No limit, provided 25% window coverage maximum is not exceeded 	<ul style="list-style-type: none"> • For the purpose of this Section total glazed area on a façade shall include all glazed windows and doors, and their framework • Window merchandise displays and signs allowed pursuant to 16-6-13(B) EMC – (Incidental Signs Allowed Without Sign Permit) and are exempt from this Section. • Sign coverage of less than 25% of the total glazed area on a façade shall not require a Sign Permit • Sign coverage exceeding 25% of the total glazed area on a façade shall count toward maximum allowed sign area and shall require a Sign Permit • Window signs shall not be permitted in windows above the ground floor

TABLE 16-6-13.9: MU-B, I, AND PUD ZONE DISTRICT PRINCIPAL SIGN STANDARDS

Zone District	Use	Permitted Principal Sign Types	Allowed Number ¹	Allowed Area (in square feet)	Additional Regulations
<p>MU-B-1</p> <p>MU-B-2</p> <p>I-1</p> <p>I-2</p>	<p>Single use on site</p>	<p>Awning</p> <p>Canopy</p> <p>Marquee</p> <p>Projecting</p> <p>Roof Mansard</p> <p>Suspended</p> <p>Wall</p> <p>Window</p> <p>Pole</p> <p>Monument</p>	<p>≤ 150' <u>street</u> frontage: 3</p> <p>> 150' to ≤ 300' <u>street</u> frontage: 4</p> <p>> 300' <u>street</u> frontage: 5</p> <ul style="list-style-type: none"> • Uses with more than 2 street frontages: 1 additional sign for each frontage 	<p>100 square feet <u>or</u> total of <u>street</u> frontage factors below:</p> <p>1' to 100': 2.0 sf/ft <i>plus</i></p> <p>> 100' to ≤ 250': 1.25 sf/ft <i>plus</i></p> <p>> 250': 0.6 sf/ft</p>	<ul style="list-style-type: none"> • See Tables 16-6-13.3A and 3B EMC – (<i>Permitted Principal Signs</i>) • Prohibited illumination: Flashing, intermittent lights • Direct glare onto a residential use adjacent to the location of the sign • For electronic signs See 16-6-13(E)(7) EMC - (<i>Electronic Message Display Signs</i>) • No single sign face shall exceed 125 square feet.
	<p>Multiple uses on site (Each allowed use)</p>	<p>Awning</p> <p>Canopy</p> <p>Marquee</p> <p>Projecting</p> <p>Roof Mansard</p> <p>Suspended</p> <p>Wall</p> <p>Window</p> <p>Pole</p> <p>Monument</p>	<p>≤ 150' <u>building</u> frontage: 3</p> <p>> 150' to ≤ 300' <u>building</u> frontage: 4</p> <p>> 300' <u>building</u> frontage: 5</p>	<p>100 square feet <u>or</u> total of <u>building</u> frontage factors below using the individual use's building frontage:</p> <p>≤ 100': 2.0 sf/ft <i>plus</i></p> <p>> 100': 1.0 sf/ft</p>	<p>See 16-6-13(H) EMC – (<i>Sign Bonuses</i>) for:</p> <ul style="list-style-type: none"> • Multi-tenant properties • Multi-story buildings • Buildings set back more than 100 feet from front property line
<p>PUD</p>	<p><i>Per individual PUD regulations</i></p>				

Notes to Table:

¹See 16-6-13:E.3. for how to determine street or building frontage.