RESOLUTION NO. 20-136

A RESOLUTION ADOPTING A SITE-SPECIFIC SIGNAGE PLAN FOR GERALD W. KIRN MIDDLE SCHOOL CAMPUS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST KANESVILLE BOULEVARD AND NORTH AVENUE.

WHEREAS, Council Bluffs Community School District is requesting a site-specific signage plan for Gerald W. Kirn Middle School campus, legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and

WHEREAS, The proposed signage inventory is included with this report as Attachment 'B.' Existing and proposed signage is outlined below:

Existing Signage

- One 18 square foot attached wall sign
- One 53 square foot detached monument sign

Total: 71 square feet

Proposed Signage

- One 64 square foot attached wall sign
- One 16 square foot attached wall sign

Total: 80 square feet

The proposed plan includes 151 square feet of total signage; and

WHEREAS, The Community Development Department provided the following comments regarding the proposed signage plan:

A. Per Section 15.33.080, *Exempt Signs*, of the City's Municipal Code (Zoning Ordinance), "*ground, monument, or wall signs for on premise religious assembly or school use only; up to a maximum sign area of thirty-two (32) square feet per sign face."* Of the signs included in the submitted signage plan, two of the signs are above thirty-two (32) square feet, and thus cannot be approved administratively and require the adoption of a signage plan.

B. The proposed signage plan includes both existing and proposed signage. The proposed signs included in the submitted signage plan are generally appropriate in design, size and height.

C. An adopted site-specific signage plan is appropriate for the Kirn Middle School campus for the following reasons:
- The campus serves multiple community purposes;
- The Kirn Middle School property is over 17.4 acres in size and has frontage on two streets, one of which is a major corridor within the city; and
- The site has a high amount of public traffic to and from the campus on a daily basis.

The proposed signage plan will allow the applicant to adequately meet their current signage needs and appropriately update on site signage as needed.

D. A total of 151 square feet of signage shall be allowed at the subject property as follows:
1. One 18 square foot attached wall sign;
2. One 53 square foot detached monument sign;
3. One 64 square foot attached wall sign; and
4. One 16 square foot attached wall sign.

E. All new signage shall be permitted separately prior to installation.

F. The Community Development Director, or his/her designee, shall have administrative authority to approve signage requests above and beyond the maximum allowed, not to exceed twenty (20) percent of the maximum allowed signage.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the site-specific signage plan for Gerald W. Kirn Middle School campus, as shown in Attachment 'B', and on property legally described above, is hereby adopted.

ADOPTED
AND May 18, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk