

Monument Sign in R-O-W

APRIL 28, 2026: PLANNING & ZONING COMMISSION

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- ❖ Eagle Mountain Enterprises, LLC has requested use of the city's right-of-way for a monument sign associated with the Bear Ridge subdivision.
- ❖ The monument sign is proposed to be located within the median of South Wicker Hill Road.
- ❖ Signs placed within public roadways require the Commission's review of the sign and Council's approval of a right-of-way use agreement.

§ 63-71 Signs in Public Rights-of-Way

- ❖ (a) All signs in public right-of-way shall have a right-of-way agreement or a license agreement between the sign owner and the city council.
- ❖ (b) The application for a right-of-way agreement or license agreement shall include the types, locations, size, area, height, number, materials, design and construction of all proposed signs.
- ❖ (c) This data shall be a part of the agreement and will be attached to the agreement.

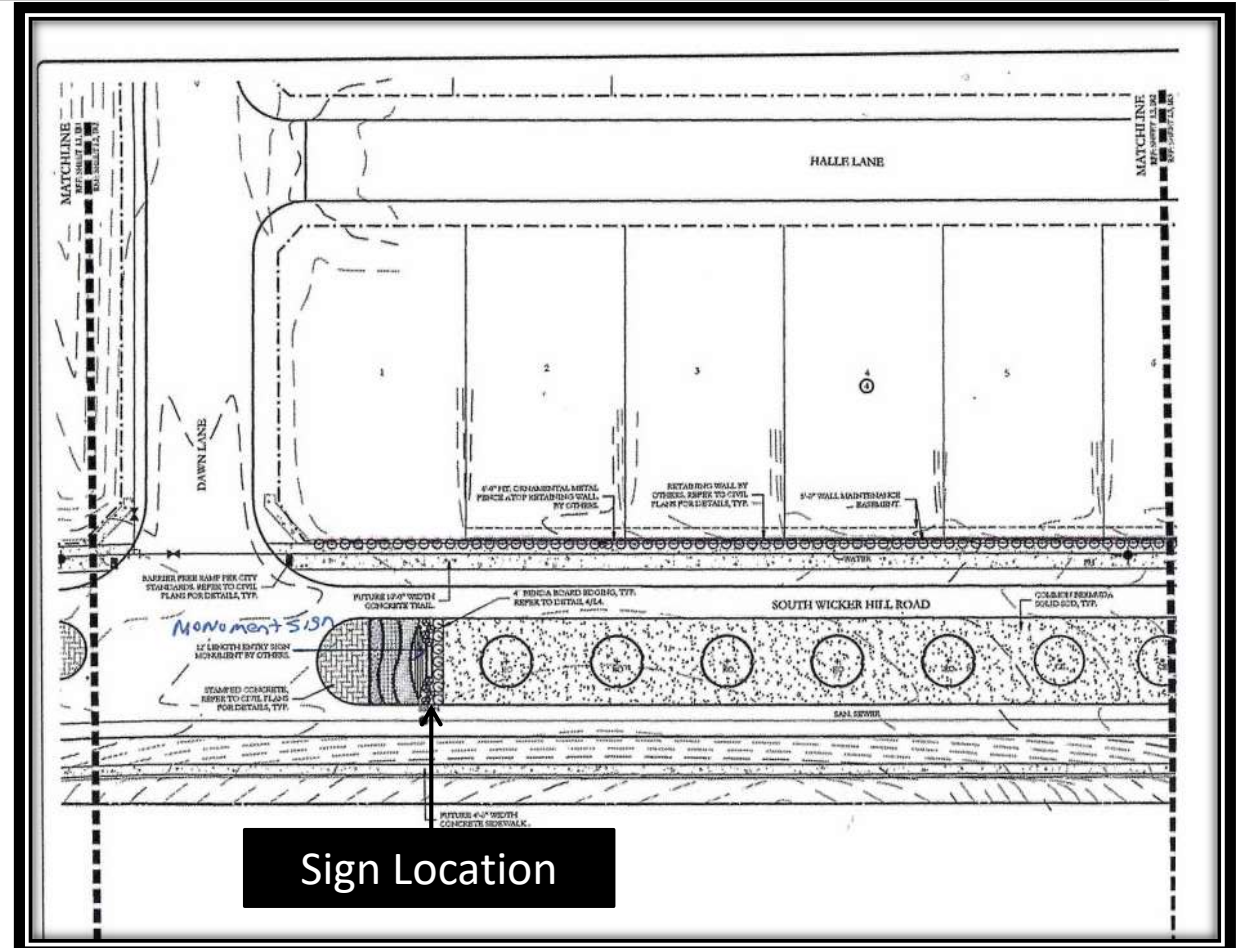
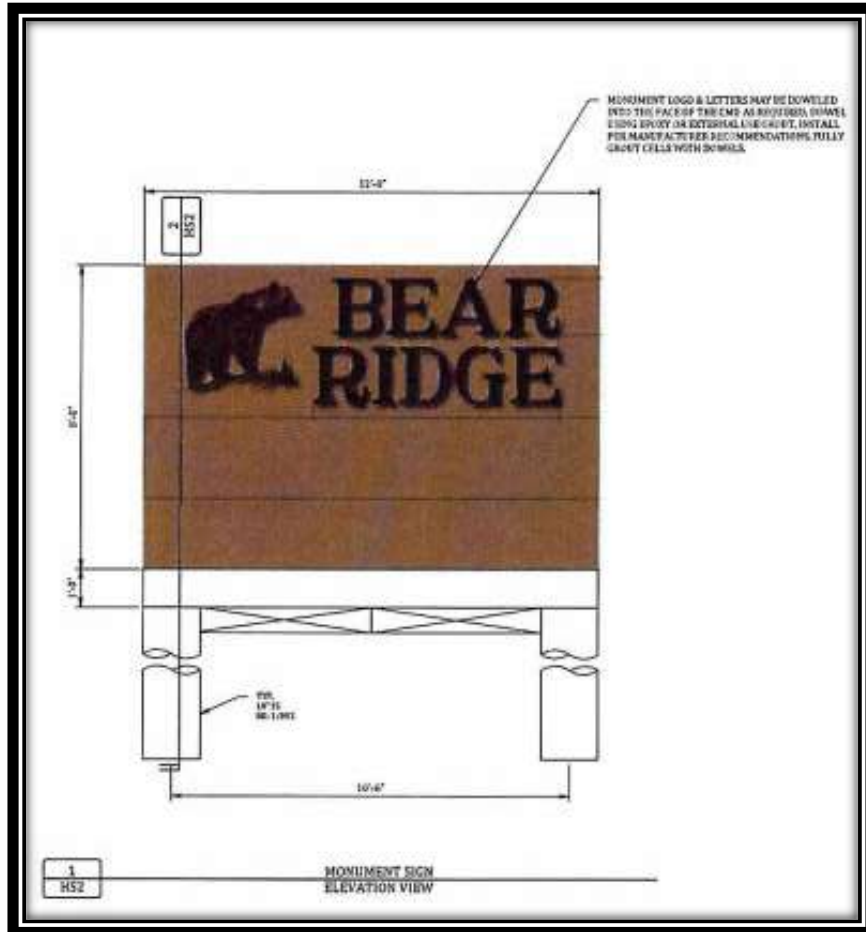
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- ❖(d) The process for right-of way agreement or license agreement shall be as follows:
 - ❖(1) The application will be submitted to the community development department and will be reviewed by the development assistance committee (DAC) and shall be placed on a planning and zoning commission agenda.
 - ❖(2) The city manager will then place the item on a city council agenda.
 - ❖(3) The director of community development department shall put a notice in the newspaper 15 days before the day of the meeting for both the planning and zoning commission meeting and city council meetings (this notice may be sent at one time). **The planning and zoning commission shall review the sign details and design and make a recommendation to the city council.**
- ❖(e) The sign placement agreement shall be approved if the following criteria are met:
 - ❖(1) The sign will be placed in right-of-way adjacent to and in the frontage of the business location or other establishment referenced in the sign.
 - ❖(2) There would be an unnecessary hardship if the business location or establishment were not allowed to place the sign in the right-of-way due to lack of visibility from the right-of-way due to the placement of other existing structures.

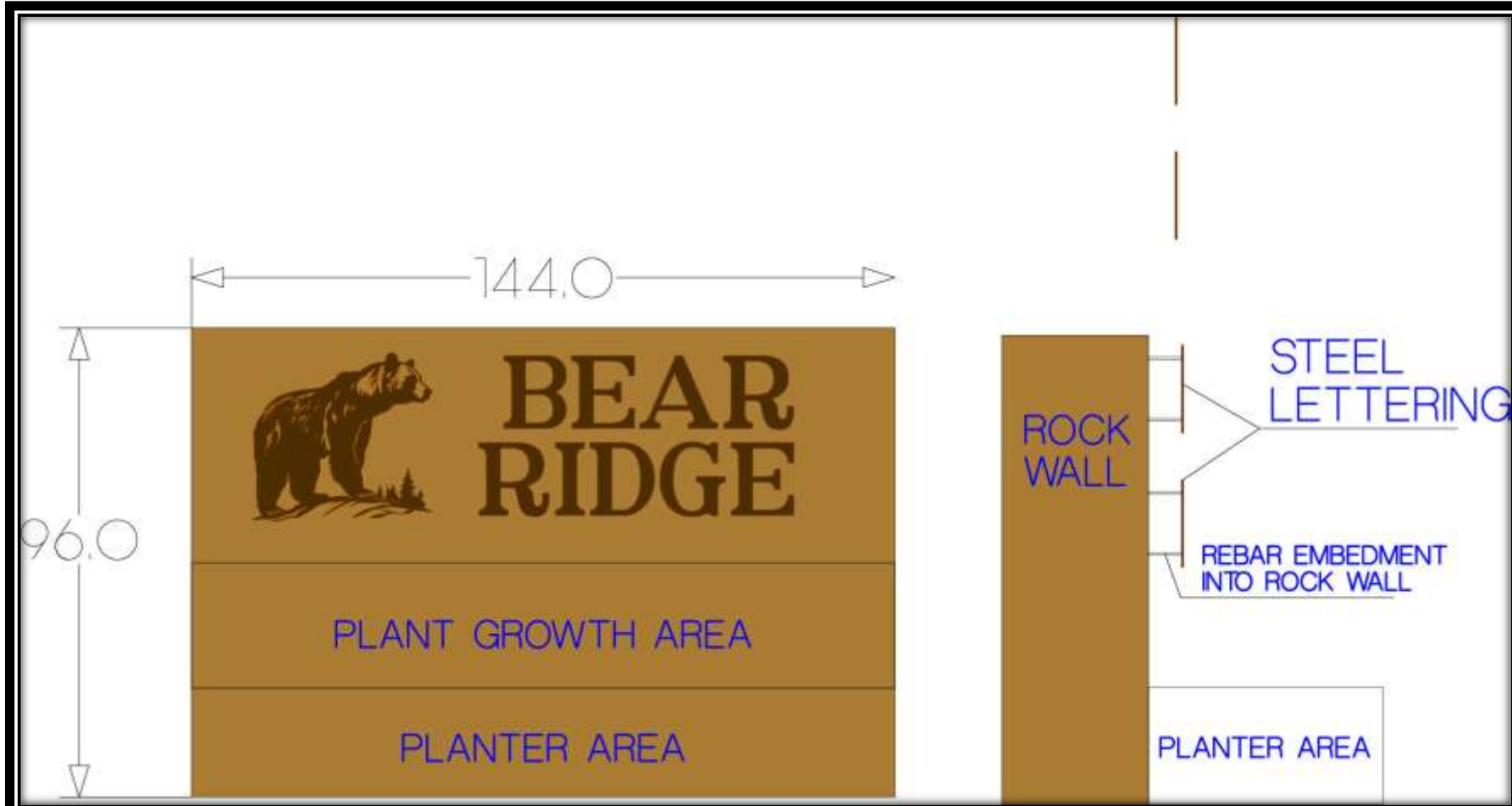
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- ❖ The sign is proposed at 8' x 12', with a 1' base.
- ❖ It will measure 9' in height from adjacent grade.
- ❖ No portion of the monument sign will extend beyond the edge of the median.
- ❖ Stamped concrete and landscaping will also be placed within the median. Those plans are under review by city staff.
- ❖ Landscaping improvements within the R-O-W will be maintained by the HOA.

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- ❖ Staff recommends approval of the monument sign.