

WESTLAKE PLANNING COMMISSION
STAFF REPORT
5/7/26

PART I GENERAL INFORMATION

Bretton Woods Condominiums sign plan, 30019 Center Ridge Rd., PP#21724067, Ward 4

PART II PROJECT SUMMARY

The purpose of this request is to replace the existing post-and-panel sign with a new post-and-panel sign. The current sign faces Center Ridge Road, limiting visibility for drivers and reducing its effectiveness for wayfinding. The proposed sign is configured in a “V” shape to improve visibility, enhance wayfinding, and promote a more visually appealing sign.

- **Size & Specs:**
 - Face is 30” W x 48” H = 10 SF. Area of text = 3 SF. Since the two display surfaces are joined at an angle greater than fifteen degrees, both sides are counted as sign area, so 20 SF.
 - Height is ~32”.
 - HDU (High-Density Urethane, a foam-based, engineered sign material commonly used for monument signs).
 - Color: Brown background with white routed letters.
 - Illumination: None.
- **Location:**
 - Same island as existing sign but current sign is parallel to Center Ridge Road and the proposal allows the sign to be viewed by east and westbound traffic.
 - Setback from edge of sign to r.o.w: ~4’ (existing sign is ~7’ setback from the right-of-way).
 - Setback from driveway: ~7’ from east and west.
 - No change to landscaping – only replacing the sign at this time.
- **Compliance:**
 - 1 monument sign at 30 SF maximum is allowed for residential uses, 48” max. height. The design is for 20 SF (total of both sign faces) and 32” Height and acceptable.
 - Design is post and panel but if in contact with ground it qualifies as a monument sign and allowed; however, they have asked for it be installed a couple of inches above the ground to provide a space for mulch, which requires a modification.
 - Code setback minimum:
 - 10’ from right-of-way – requires a modification to be at a ~4’ setback. Due to the angled sign and angled driveway, it cannot be pushed back farther to be more in compliance. The existing sign is at a 7’ setback from the right-of-way.
 - 10’ from driveways – requires a modification to be at a ~ 7’ setback from the driveway.
 - The unobstructed sight-zone requirements for driveways under Section 1230.01 applies when signs between 30” and 6’ above curb level are located less than 20 feet back from both the driveway and the right-of-way. If the Planning Commission approved the modification to allow the sign to be raised two inches to allow for mulch, the height will exceed 30” and will require a modification. As this height difference is de minimis and the sign will be in an angled configuration, it should still allow adequate visibility to the sidewalk for drivers exiting the development.



PART III DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The proposed monument sign requires modifications for the setback from the right-of-way that is less than the 10-foot minimum, setback from the driveway that is less than 10' from the edge of the pavement, bottom of the sign not in contact with the ground, and its location in the unobstructive sight zone.
2. If approved by the Planning Commission, the modifications shall be deemed appropriate under Sections 1220.05, 1220.06 and 1223.13 based on the site characteristics, surrounding context, sign design, and any exceptional conditions that justify the modification while upholding the intent of these regulations.

Draft Motion¹

If the Planning Commission can approve, the following motion is advised:

Based upon the findings of fact, I move to approve the Bretton Woods sign plan with the following:

1. Modification for the sign to be less than 10' from the planned right-of-way and less than 10' from the edge of the driveway, to allow a two-inch gap beneath the sign for mulch, and to allow its placement within the unobstructed sight zone and for the sign to be located within the unobstructed sight zone.

¹ *This is suggested language only and not a recommendation for or against the approval of this request.*