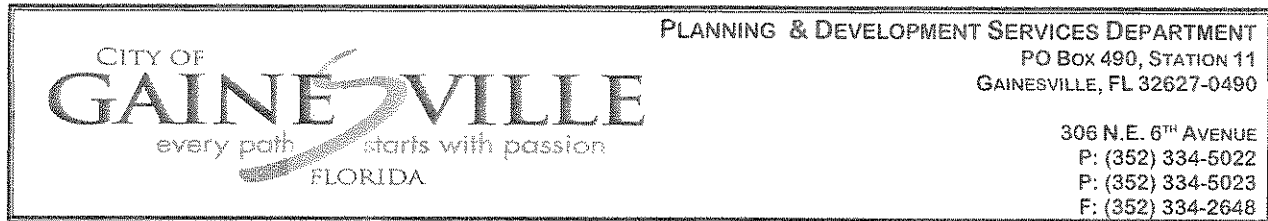


LEGISLATIVE #

120313B



TO: City Plan Board **Item Number: 6**

FROM: Planning & Development Services Department **DATE: August 23, 2012**
Staff

SUBJECT: Petition PB-12-84 TCH. City Plan Board. Amend the Land Development Code Appendix A, Section 3 Special Area Plan for College Park to delete zoning district references in the sign regulations section of the College Park Special Area Plan.

Recommendation

Staff recommends approval of Petition PB-12-84 TCH.

Discussion

This petition proposes to amend Land Development Code Appendix A, Section 3, Exhibit B College Park Special Area Plan (SAP) by deleting out-of-date zoning district references in the sign regulations section of the SAP for clarity. Within the boundaries of the College Park SAP, signage is regulated by the SAP sign requirements (Exhibit A-1) and Article IX, Division I, Land Development Code (Signs Regulations). The number, size, and types of allowable signs are determined by the specific SAP Building Types (Type I, Type II, and Civic) which are described within the College Park regulations.

Ordinance 110863, adopted on July 19, 2012, updated and clarified the allowable uses of Type I properties to include those uses permitted by the underlying zoning district or permitted uses specified by an adopted Planned Development (PD) ordinance. Subsequent to the adoption of this related ordinance, Staff discovered several similarly out-of-date zoning district references to the Mixed-Use Low Intensity (MU-1) and Residential Mixed-Use (RMU) classifications within the Type I and Type II Building Type sign regulations.

The references to the MU-1 zoning in the Type I sign regulations and the RMU zoning in the Type II sign regulations, are no longer relevant due to amendments over the course of time to the zoning of multiple Type I and Type II properties, resulting in a mix of zoning classifications on these properties. As a result, the zoning district references may create confusion regarding the allowable signage on Type I and Type II properties that do not have either a MU-1 or RMU zoning.

Recommended Changes: Section 3 Special Area Plan for College Park (Exhibit B - Signs)

The recommended changes are shown below in underline and ~~strike-through~~.

5. Maximum Sign Area shall be measured by using the largest surface area viewable

at one time from any one direction parallel to the ground. Lots with frontage on 2 or more streets may have an additional 50 percent of secondary sign area, contained in a single sign located on the secondary building frontage. The following maximum standards shall apply:

a. Type I (~~MU-1~~) single-occupancy development:

Ground-mounted: 16 square feet.

Each single-occupancy development may display up to 2 wall-mounted signs on the side of the development facing its primary street frontage. The total wall-mounted sign area shall be equivalent to 10 percent of the surface area of the building at the street frontage or 100 square feet, whichever is smaller. Only one building side will be considered as being the building's primary street frontage.

b. Type I (~~MU-1~~) multiple occupancy development:

Ground-mounted: 16 square feet for the development as a whole.

Each occupant of a multiple-occupancy development may display up to 2 wall-mounted signs on the part of the building which is included as part of the occupant's individually leased or owned premises. The sign must be placed on the side which is the primary entrance/exit. The total sign area for wall-mounted signs shall be equal to 10 percent of the surface area of the exterior wall which is the primary entrance/exit to the occupancy or 100 square feet, whichever is less. In addition, each unit shall be allowed one under-canopy sign with a maximum vertical height of one foot and a maximum width of 3 feet. An under-canopy sign shall be defined as a sign suspended beneath a canopy, ceiling, roof, or marquee. The under-canopy sign must maintain a vertical clearance of 9 feet over any pedestrian walkway or public right-of-way.

c. Multifamily Type II (~~RMU~~) development:

Ground-mounted: 12 square feet for the development as a whole.

d. Civic buildings shall be allowed signage in keeping with their zoning designation and consistent with the standards established in subsections 1-4 above.


Maximum wall-mounted sign area for Type I, Type II and Civic shall follow Sec. 30-318.

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Impact on Affordable Housing

There are no specific impacts to affordable housing from this petition.

Respectfully submitted,


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Principal Planner

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August 23, 2012

List of Exhibits

Exhibit A-1 College Park Special Area Plan sign section

Exhibit B-1 Application