



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: April 16, 2018

SUBJECT: Consider approving Resolution No. 2019-043 for a Detailed Site Plan amendment for signage on an existing mixed-use development on a 7.37-acre tract located at 13465 Inwood Road; and take appropriate action.

Background:

The applicant, Early Raymond with DeNyse Sign Co., is proposing an amendment to the approved Detailed Site Plan as it relates to signage for an existing mixed-use development. The Detailed Site Plan for this development was originally approved in 2006 by Resolution No. 2006-001.

The subject site is zoned Planned Development District 87 (PD-87), which requires signs to be approved with the Detailed Site Plan. With this proposed Detailed Site Plan amendment, the applicant is requesting new wall signs and proposing modifications to existing signs.

Subject Property:

Site acreage: 7.37 acres

Location: 13465 Inwood Road (southwest corner of Inwood Road and Simonton Road)

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Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	PD-80	Future mixed-use redevelopment consisting of residential, office and hotel (across Simonton Road)
South	PD-84	Professional Office and vacant property (across Galleria Drive)
East	PD-49	Retail, Personal Service Establishment, and Furniture Store (across Inwood Road)
West	LI	Warehouse and Distribution

Existing Conditions

This 7.37-acre site is located on the west side of Inwood Road, north side of Galleria Drive and south side of Simonton Road. The subject site is zoned Planned Development District No. 87 (PD-87).

The site is occupied by an existing mixed-use development, commonly known as Broadstone Galleria. The Detailed Site Plan for this development was approved by City Council in 2006 by Resolution 2006-001. This approved Detailed Site Plan included approval of three signs: a blade sign; a monument sign; and a multi-tenant monument sign. The current owner of the development is rebranding the development, therefore updating or replacing existing signs.

Ordinance No. 2975, the most recent amendment to Planned Development District No. 87 (PD-87), requires that the size, quantity, location, and type of on-premise signs be determined and allowed by the approval of a site plan. Therefore, the applicant is requesting that the proposed signs be considered. Signs associated with retail tenants within the development, which were previously approved, are proposed to be retained.

Signage Proposal

With this Detailed Site Plan amendment, the applicant is requesting two new signs and replacement/modification to six existing signs.

Sign 1 is a monument sign at the intersection of Galleria Drive and Inwood Road. The existing sign is approximately 9.8 feet tall by 3.2 feet wide. The applicant is proposing to replace this sign with a similar sign that is 9.8 feet tall by 4 feet wide.

Sign 2 is the multi-tenant monument sign located on the west side of Inwood Road, on the north side of the driveway. The top-most sign panel is proposed to be replaced with a new sign panel that is 14 feet tall by 50 feet wide, occupying the same area of the existing sign. No other changes are proposed to the existing sign panels on this multi-tenant sign.

Sign 3, 4 and 5 are existing directional blade signs that are 4 feet tall by 2 feet wide. These signs are proposed to remain and be updated to reflect a cohesive color-scheme that is consistent throughout the development with the other proposed signs.

Sign 6 is located on the southeast corner of the westernmost building furthest from Inwood Road and is an existing blade sign that is approximately 9.1 feet tall by 3.2 feet wide. The applicant is proposing to replace this sign with a wall sign that wraps the corner of the building. Each side of the sign is proposed to be 13 feet tall by 3 feet wide.

Sign 7 is proposed to be located on the south elevation of the eastern building located near the intersection of Galleria Drive and Inwood Road. This sign is proposed to be a wall sign that wraps the corner of the building. Each side of the sign is proposed to be 13 feet tall by 3 feet wide.

Sign 8 is a proposed wall sign to be located on the east elevation of the building located near the intersection of Simonton Road and Inwood Road. This wall sign is proposed to be approximately 3 feet tall by 45 feet wide.

Although PD-87 does not provide development standards for signage within the development, the City's Code of Ordinance provides provisions for wall and monument sign. These proposed signs are consistent with these sign dimensional standards. Also, the signage is consistent with previous signage approved for the development.

Recommendation

On March 25, 2019, the Planning and Zoning Commission considered this request and unanimously recommended approval of the Detailed Site Plan, as presented in Resolution No. 2019-043.

ACTIONS:

1. Motion to approve Resolution No. 2019-043.
2. Motion to approve Resolution No. 2019-043 with the following modifications...
3. Motion to deny Resolution No. 2019-043.
4. Motion to continue discussion at the next meeting.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
06/17/2008 Ordinance No. 2975	08-ZA-07	Amended the development standards to PD-87, which allowed additional parking within the development.
02/06/2006 Resolution No. 2006-001	05-SP-11	Approved the Detailed Site Plan for the existing mixed-use development.

08/15/2005 Resolution No. 2005-097	05-SP-07	Approved a conceptual site plan for the existing mixed-use development.
08/15/2005 Ordinance No. 2820	05-ZA-01	The subject property was rezoned from PD-39 to PD-87 and established the development standards for this development.