

## Legislation Text

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**File #:** LN-154, **Version:** 1

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Architectural Appearance Committee  
Meeting Date: July 6, 2021

### **WA WA AT ATLANTIC AND ANDREWS**

**Request:** Sign Structure Review  
**P&Z#** 18-12000030  
**Owner:** BW Atlantic and Andrews, LLC  
**Project Location:** Atlantic and Andrews  
**Folio Number:** 484234001010/484234001011/484234001012  
**Land Use Designation:** Industrial  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4  
**Agent:** Matthew Scott  
**Project Planner:** Pamela Stanton

### **Summary:**

The applicant is requesting approval of three sign structures, also known as free-standing signs or monument signs. The Architectural Appearance Committee approved the Major Building Design for the project at the April 2, 2019 meeting. The overall project is for a 5,812 sq. ft. convenience store along with sixteen fueling stations located under 5,916 sq. ft. of canopy. The proposed development includes an outdoor seating area, parking, and associated landscaping.

The project is located at the northwest corner of Atlantic Boulevard and Andrews Avenue.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

### **I. Zoning / Existing Uses**

- A. Subject property (Zoning District | Existing Use): I-1 (General Industrial) | vacant
- B. Surrounding Properties (Zoning District/ Existing Use):
  - a) North: I-1 (General Industrial) | vacant and terminal/distribution
  - b) South: I-1/(General industrial) | retail shopping strip including furniture, guns, mattresses
  - c) East: I-1/(General Industrial) | vacant
  - d) West: I-1/(General Industrial) | vacant and terminal /distribution

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends the following conditions:

1. Revise plans to provide the minimum required setbacks for signs A2 and A3. Free-standing signs must not be constructed or erected closer than four feet to any right-of-way and no closer than ten feet to any adjacent property line, pursuant to Section 156.04(C). Signs A2 and A3 appear to be in noncompliance with the requirements of this Section.
2. Provide the required sight visibility triangle for sign A1, and make revisions to the sign location on the plans, if necessary, to alleviate any encroach into sight visibility triangle.
3. Provide the required landscaping elements around the base of all free-standing signs. The dimensions of the landscaping must extend at least three feet in all directions from the base of the sign. The landscaping's location must not obscure the address of the building listed on the sign.
4. Incorporate the building address number on all free-standing signs. The size of the numbers must be a minimum of six inches and maximum ten inches in overall height.