

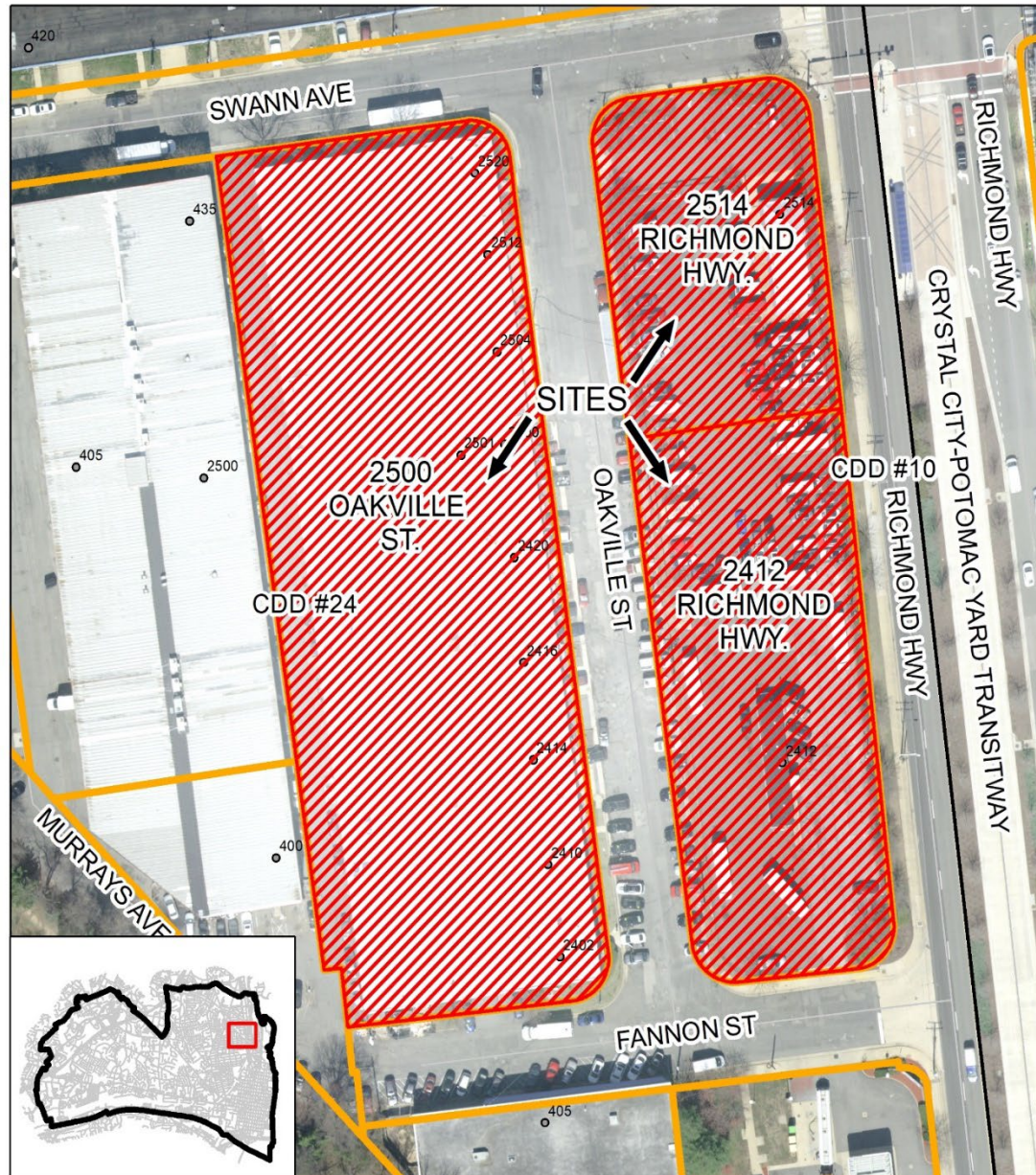


Special Use Permit #2021-00061

**2412 & 2514 Richmond Hwy & 2500 Oakville
Street**

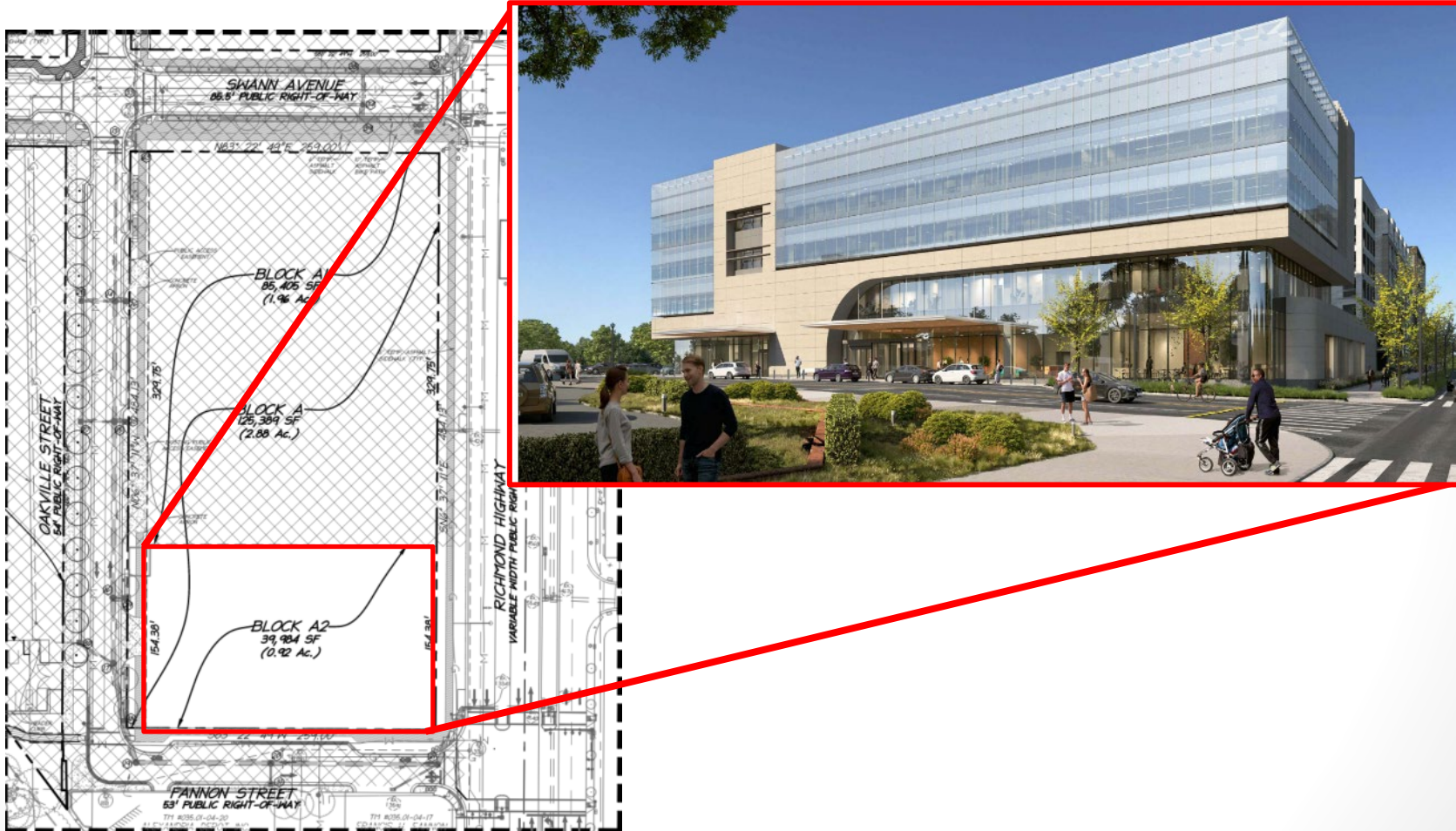
Planning Commission
September 9, 2021

Site Context

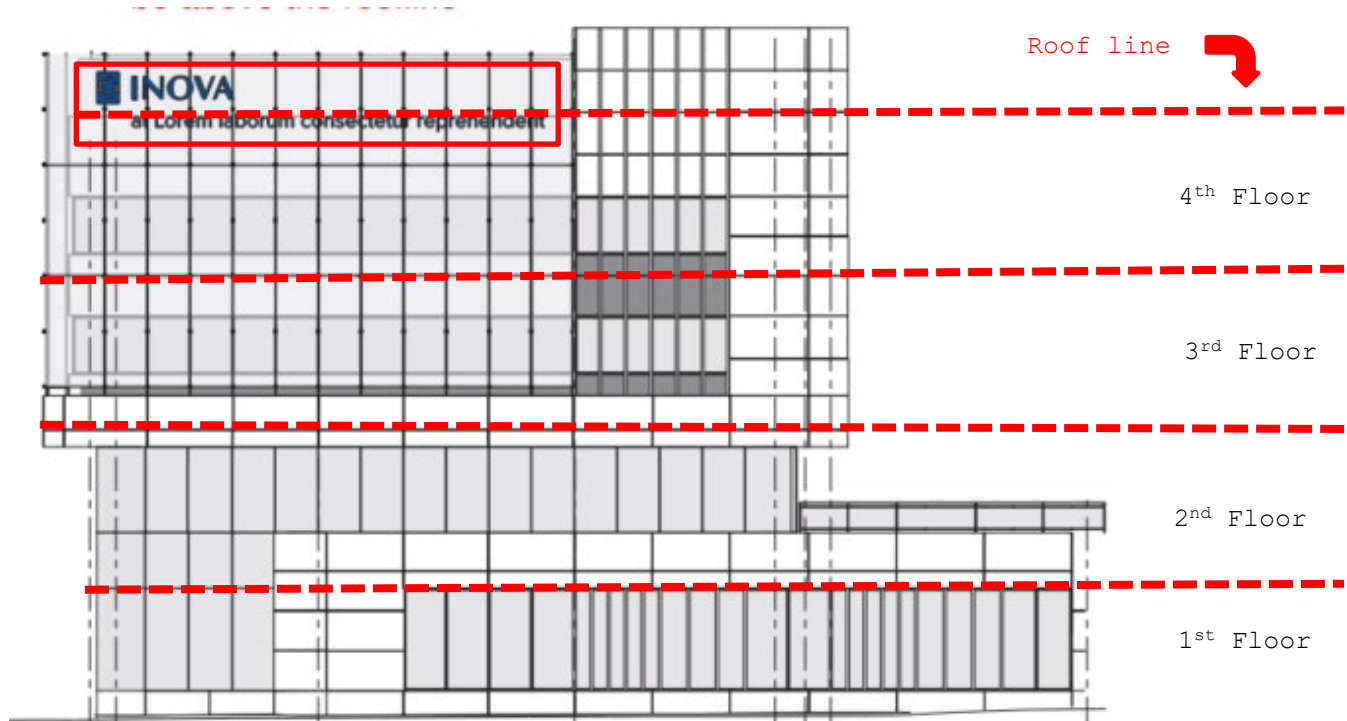


- Zoned: CDD #24
- Current Uses:
warehouses,
surface parking
and auto services.

Future Healthplex

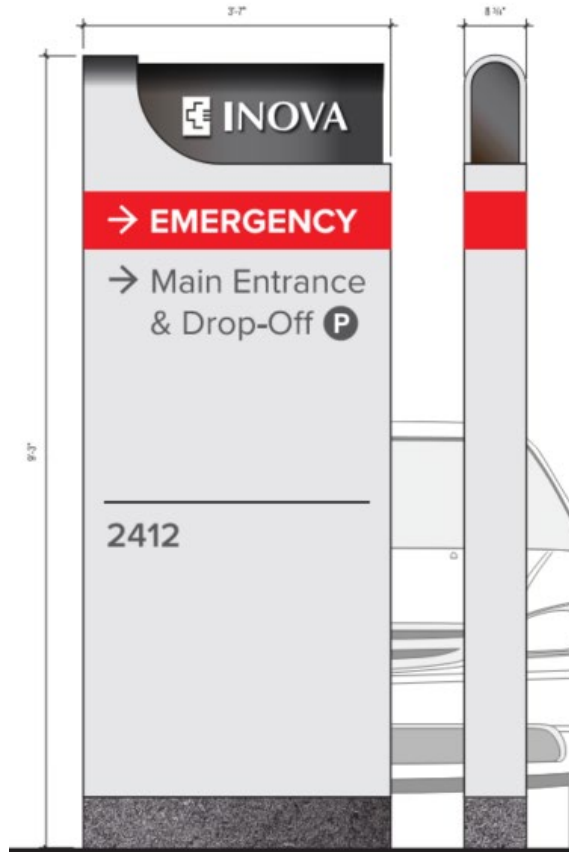


SUP Proposal



- The applicant seeks a waiver to section 9-104(C)(2) which prohibits the installation of roof signs, above the roofline of the building.

SUP Proposal



- The applicant seeks a waiver to section 9-202(a)(iii) of the Zoning Ordinance to permit a permanent sign of 33 square feet with a maximum height of 9'-3" with overnight illumination.

Section 9-103(D) Criteria

- A. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.**
 - A. Building façade screens the roofline and proposed sign would not be permitted.
 - B. Monument sign height and area would not be permitted.
- B. The proposed signage will not have an adverse impact on the nearby neighborhood.**
 - A. Review of design finds no impact on adjacent properties.
 - B. Monument sign does not impede the vision clearance triangle.
- C. The signs comply with the applicable standards for approval of a special use permit set forth in Section 11-504.**
 - A. Found consistent with standards in Section 11-504.

Conclusion

Staff recommends **approval** of the SUP request for both signs.