

**OVERLAY DEVELOPMENT PLAN
CITY-COUNTY PLANNING COMMISSION
October 19, 2011
ODP-4-2011**

Davita Dialysis and Rueff Sign Co. have filed an application for approval of an Overlay Development Plan on a tract of land containing 38,705 square feet (0.885 acre) located on Suwannee Trail Street, approximately 271.71' from Natchez Trace Avenue. The Plan proposes a freestanding sign and building sign for a medical office currently under construction at this location. This property is zoned PUD (Planned Unit Development) with Binding Elements.

STAFF REVIEW: This plan has been reviewed based on the requirements of the **PUD** zone, Binding Elements and the overlay development standards as follows:

Sign setback:	<u>Allowed/Required</u>	<u>Provided</u>
	20' from edge of pavement	20'

Signage: Allowed/Required
The property is allowed one freestanding sign, and one wall sign.
The freestanding sign shall not exceed 5 feet to the top of the signface, and 75 square feet per side, and the total structure height shall not exceed 7 feet. Wall sign shall not exceed 100 square feet or 10% of the facade area, whichever is greater.

Provided - freestanding sign
Top of Signface: 5' from grade
Overall height: 5' 4" from grade
Signface area: 22.17 square feet

Provided - wall sign
40.26 square feet

Design elements for review:

Materials:

Freestanding sign:

- Single Face Monument Sign
- Non - Illuminated
- Aluminum Construction
- Base: Tricoplex finish, color: Taupe.
- Reveal and Cap color: Davita Blue
- Cabinet finish color: Ivory.
- ½” Sintra Cutout Logo: Davita Blue

Wall Sign:

- Channel Letters
- Internal Neon Illumination
- 5” Deep Aluminum Cabinets, painted White
- White Plex. faces
- Star Cabinet fitted with white face & 3M-sunflower translucent V.D.C. overlay
- 12mm white argon filled neon tubing
- Aluminum raceway painted to match building.
- “tm” Logo - Flat cutout white plex.
- White trim-cap on copy
- Sunflower yellow trim-cap on star

STAFF RECOMMENDATION:

Approval

MOTION TO APPROVE THE OVERLAY DEVELOPMENT PLAN:

I make the Motion to approve the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket #**ODP-4-2011**.

My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the Overlay Development Plan is in agreement with the adopted development standards contained in the Zoning Ordinance Section 4.9 and Section 3.18.

Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed plan.

MOTION TO DENY OVERLAY DEVELOPMENT PLAN:

I make a motion to deny the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket number **ODP-4-2011**. My motion is based on the findings of fact as presented in the staff report and the testimony as presented in this public hearing that the Overlay Development Plan is not in agreement with the adopted development standards in the Zoning Ordinance Section 4.9 and Section 3.18:

(State specific policies: scale, architecture; landscape, materials or potential glare)

Further, the following corrections to the Overlay Development Plan may be satisfactorily completed before approval will be given and no building permit will be issued at this time.

Further, I request that the Overlay Development Plan not be considered by this body until an amended Overlay Development Plan has been submitted.