

## ZONING DIVISION STAFF REPORT

July 31, 2019



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 5565 Tancho Drive  
**Project Name:** Oakwood Village Prairie Ridge  
**Application Type:** Approval for a Comprehensive Design Plan  
**Legistar File ID #** [55394](#)  
**Prepared By:** Chrissy Thiele, Zoning Inspector  
**Reviewed By:** Matt Tucker, Zoning Administrator

---

The applicant is requesting Comprehensive Design Review FINAL APPROVAL. The property is located in a Planned Development (PD) district, which allows for signs as permitted in a Suburban Residential – Varied 2 (SR-V2) district. This site is an assisted living facility and skilled nursing facility campus, comprised of five buildings connected to each other by covered walkways, and abuts American Parkway (4 lanes, 35 mph) and Tancho Drive (2 lanes, 25 mph). The Urban Design Commission initially reviewed this request May 8, 2019, with the Commission requesting additional information to support the CDR request and more supportive images.

Pursuant to Section 31.043(4)(b), MGO, the UDC shall apply the following criteria upon review of an application for a Comprehensive Sign Plan:

1. *The Sign Plan shall create visual harmony between the signs, building(s), and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses.*
2. *Each element of the Sign Plan shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment; except that when a request for an Additional Sign Code Approval under Sec. 31.043(3) is included in the Comprehensive Design Review, the sign(s) eligible for approval under Sec. 31.043(3) shall meet the applicable criteria of Sec. 31.043(3), except that sign approvals that come to Comprehensive Design Review from MXC and EC districts pursuant to 31.13(3) and (7) need not meet the criteria of this paragraph.*
3. *The Sign Plan shall not violate any of the stated purposes described in Sec. 31.02(1) and 33.24(2).*
4. *All signs must meet minimum construction requirements under Sec. 31.04(5).*
5. *The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.*
6. *The Sign Plan shall not be approved if any element of the plan:*
  - a. *presents a hazard to vehicular or pedestrian traffic on public or private property,*
  - b. *obstructs views at points of ingress and egress of adjoining properties,*
  - c. *obstructs or impedes the visibility of existing lawful signs on adjacent property, or*
  - d. *negatively impacts the visual quality of public or private open space.*
7. *The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve any signs in the right of way or on public property.*

**Ground Signs Permitted by Sign Ordinance:** A church, hospital, school, and residential building complex in an SR-V2 district is allowed one ground sign per street frontage, with a maximum of two per zoning lot. These signs shall not exceed 12 sq. ft. in net area nor be closer than 10 feet to any lot line, except such signs may be increase in net area by one square foot for each additional foot that the sign is set back more than 12 feet from the street lot line. No sign may exceed 32 sq. ft. in net area. The maximum height is 12 feet above the curb level.

**Proposed Ground Signage:** The applicant is requesting three ground signs, all 10 feet away from the property line. The ground sign located at the American Parkway is double side, with a total net of 35.72 sq. ft. The remaining two ground signs would be single sided, each with a total net of 17.86 sq. ft.

**Staff Comments:** Since this site is not technically a church, hospital, school, or residential building complex, this site is not allowed ground signage. However, this is a large site with two separate entrances on different sides of the lot, making the need for ground signage similar to a residential building complex or hospital.

The updated proposal shows ground signs smaller than previously requested. While the proposed signs themselves are larger than what the code would allow, updated artwork shows the signs smaller than the existing signage found on the site. The applicant also provides supporting imagery for how small the signs would appear when viewed from the street. This is a residential use, and the surrounding properties are residential uses; however, this area does have larger right-of-ways than usually found in residential areas. American Parkway has a right-of-way width of about 90 feet' and the Tancho Drive T-intersection right-of-way width is over 105 feet. The design of the ground signs are of high design and quality material, with the base matching the brick used on the building, and the updated size of the signs do appear to be of appropriate scale to the use and character of the building, as well as the adjacent properties. **Staff has no objection to the CDR request and recommends the UDC find the standards for CDR review have been met**

**Notes:**

- Applicant shall add the note that all other signage not addressed in this CDR comply with Chapter 31 in the final submittal.