

22-AMEND-0010

Blankenbaker Plaza LLC



Development Review Committee

Beth Jones, AICP, Planner II

January 18, 2023

Request

- **Amendment of Binding Element #9**

Project Summary

- The applicant is proposing to modify Binding Element #9 relating to the area and height of freestanding signs within the development
- Current binding element requirements regarding sign style and illumination will remain in effect
- All future freestanding signs, including the one specifically proposed, will require approval by the City of Douglass Hills; a sign permit will also be required

Zoning Map



Aerial View



Proposed Amendment

9. The only permitted freestanding signs for the main shopping center parcel (Tract A) shall be monument style ~~as shown on the approved detailed district development plan. These signs shall not exceed 60 square feet in area and six feet in height.~~ **and shall comply with all applicable sign regulations set forth in the Land Development Code.** Freestanding signs for the remainder of the development shall be monument in style and must be approved by the Planning Commission and the City of Douglass Hills on the detailed district development plans. Any lighting shall be internal (within the sign) with only the letters being illuminated. ~~Freestanding signs on all commercial outparcels shall not exceed six feet in height.~~

Staff Findings

- The request is adequately justified and meets the standard of review
- Staff supports a recommendation to the City of Douglass Hills to amend the binding element as requested

Required Actions

APPROVE or DENY

- Amendment of Binding Element #9