

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-051 (Amended)
Address: 2355 and 2001 South Tibbs Avenue (approximate address)
Location: Wayne Township, Council District #16
Zoning: I-4
Petitioner: Rolls Royce Corporation, by Joseph D. Calderon
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for eight new 12-foot tall freestanding incidental signs (maximum eight-foot tall incidental signs permitted).

RECOMMENDATIONS

Staff **recommends denial** of the request.

Amended Petition: The original petition included the request to provide for eight new 12-foot tall, 102-square foot freestanding incidental signs. The calculation of the 102-square foot sign face was incorrect, with each actual sign face at 26.68-square feet. With the 26.88-square feet being less than the 32-square feet maximum permitted, that variance request was withdrawn and the petition was amended. Additional notice would not be needed, as the request would now deviate less from the Ordinance than the original notice.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

Metro	I-4	Heavy manufacturing
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SURROUNDING ZONING AND LAND USE

North -	D-5, I-2, I-4	Single-family dwellings, Truck or heavy vehicle sales, repair or parking.
South -	D-5	Single-family dwellings
East -	I-4, SU-13	Commercial Contractor, Landfill operations
West -	C-7, C-S, 1-3, 1-4	Commercial Contractor, Warehousing, Office, and Solar farm

COMPREHENSIVE PLAN	Recommends Heavy Industrial and Light Industrial uses.
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VARIANCE OF DEVELOPMENT STANDARDS

- ◇ Standards of the Sign Regulations are intended to promote quality sign displays that are integrated with developments and reduce potential hazards to pedestrians and motorists. These standards include limits on the number of signs, lighting, size, and setback limitations.
- ◇ The maximum eight-foot height limit per incidental sign is designed to mitigate the proliferation of signage and the visual conflicts and negative aesthetics associated with multiple signs on a single building elevation. Increasing sign heights would inhibit the ability of motorists to properly read and react to sign messages in a safe and efficient manner.
- ◇ The strict application of the Sign Regulations does not prohibit the use of the property for its intended use or limit the site's ability to provide adequate signage.
- ◇ Staff does not believe that a practical difficulty is being demonstrated with this request, as an eight-foot tall sign in each location would provide for adequate sign visibility.

GENERAL INFORMATION

THOROUGHFARE PLAN

This section of South Tibbs Avenue is classified on the Official Thoroughfare Plan as a secondary arterial, with an 87-foot existing right-of-way and a 102-foot proposed right-of-way.

This section of Raymond Street is classified on the Official Thoroughfare Plan as an expressway, with an 180-foot existing right-of-way.

This section of Kentucky Avenue is classified on the Official Thoroughfare Plan as a primary arterial, with a 150-foot existing and proposed right-of-way.

SITE PLAN

File-dated August 28, 2023

SIGN ELEVATION PLAN

File-dated August 28, 2023

FINDINGS OF FACT

File-dated August 28, 2023

ZONING HISTORY

None

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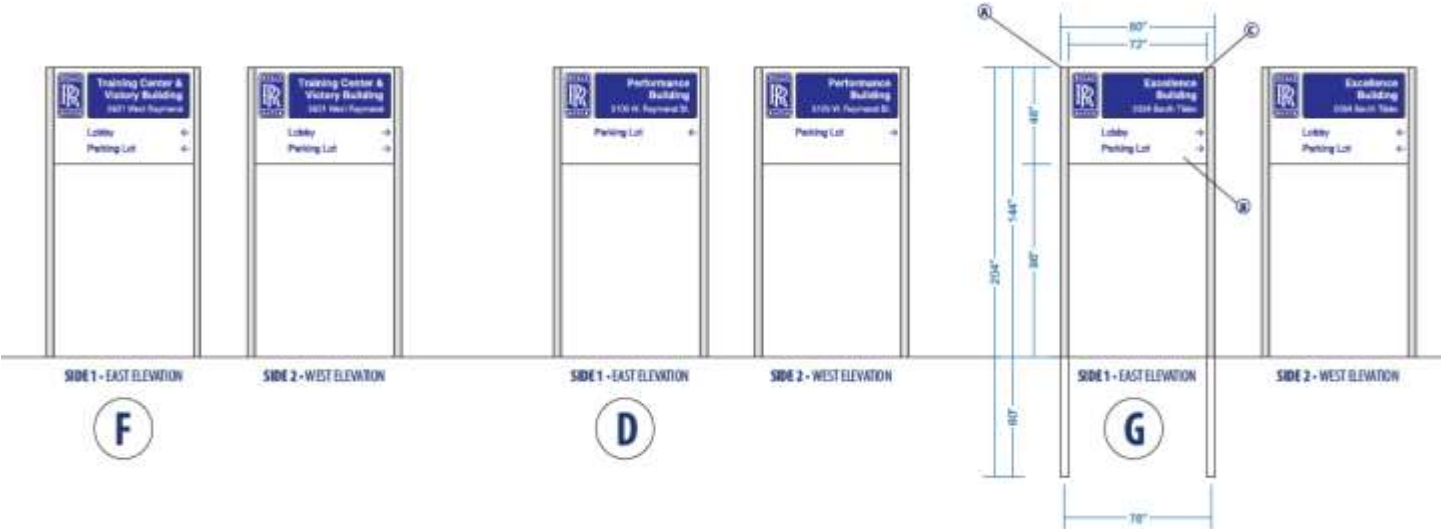
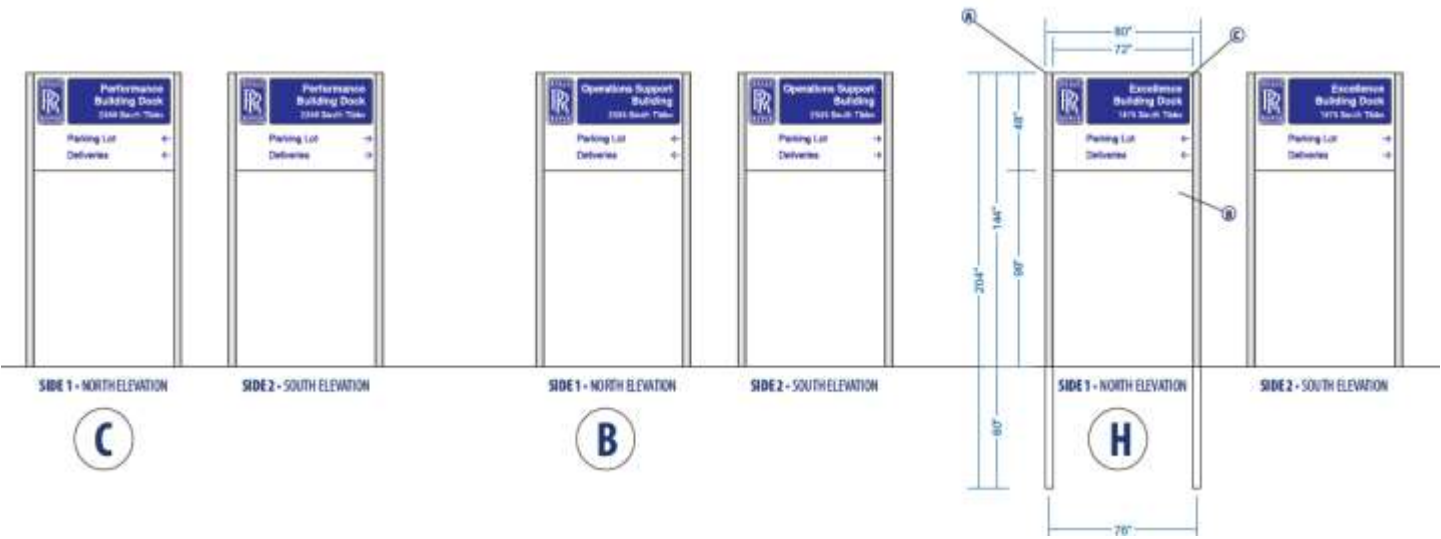
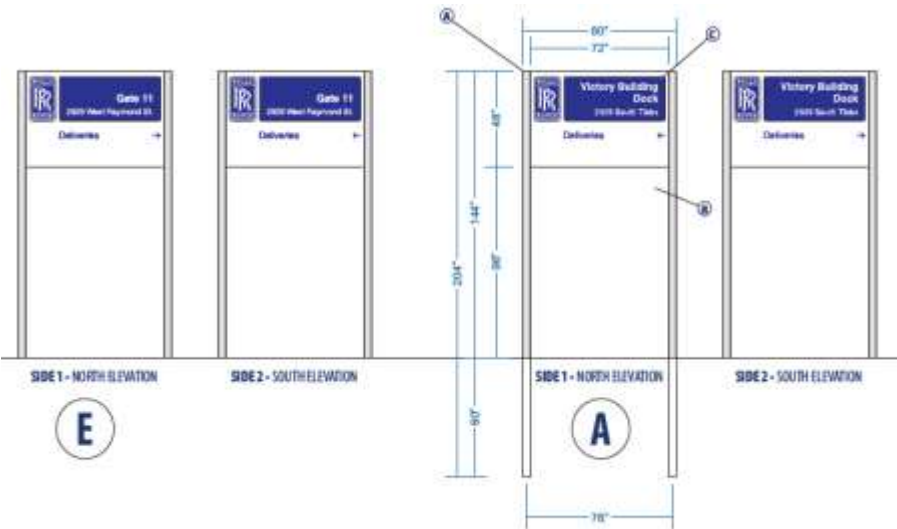
2023-DV1-051: Location Map



2023-DV1-051: Site Plan



2023-DV1-051: Sign Elevations



2023-DV1-051: Photographs



View of subject site main building at 2335 South Tibbs Avenue, looking south.



View of subject site main building at 2001 South Tibbs Avenue, looking east.



View of sign location A, looking north.



View of sign location B, looking north.



View of sign location C, looking north.



View of sign location D, looking west.



View of sign location E, looking east.



View of sign location F, looking west.



View of sign location G, looking south.



View of sign location H, looking south.