



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		7/5/22	<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<b>MSP-2022-02:</b> Application of Minto PBLH, LLC requesting approval for a Master Signage Plan for the James Business Park Warehouse, a 11.66 acres of light industrial warehouse per Chapter 6. Sign. Section 6.9 Master Signage Plan. The subject application includes Twenty-two (22) waivers.		
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Recommendation for approval for the James Business Park Master Signage Plan.		
<b>SUMMARY and/or JUSTIFICATION:</b>	The applicant is requesting approval for a Master Signage Plan for the James Business Park Warehouse, a 11.66 acres of light industrial warehouse per Chapter 6. Sign. Section 6.9 Master Sign Plan. The subject application includes the following waivers: Eight (8) for Principal Tenant Wall Signs, four (4) for Secondary Tenant Wall Signs, two (2) for Principal Tenant Rear Wall Signs, six (6) for Building ID Signs, and two (2) for Tenant Directional Signs totaling twenty-two (22) waivers.			
	The Master Sign Plan proposes for the North and South buildings, up to 10 (ten) Principal Tenant Wall Signs, twelve (12) Secondary Tenant Wall Signs, Twelve (12) Tenant Rear Wall Signs, Building Address, Building ID Signs and Loading Bay ID Signs.			
	A Site Plan Review application is being processed concurrently to develop two buildings totaling 145,643 square feet (sq. ft.) for a light-industrial warehouse facility. The application includes a one-story north building with 135,540 sq. ft.; and a one-story south building with 10,103 sq.ft. within Pod G Southwest. The applicant proposes to build the facility in two phases. Building I, all infrastructure and parking will be built as part of Phase I. A pad area will be constructed, compacted and seeded with Bahia grass at the proposed location of Building II. The landscape plan depicts a phasing line to ensure that the landscape within the perimeter islands are constructed within Phase I and only the foundations planting associated with Building 2 is proposed for Phase II.			
<b>SELECT, if applicable</b>	<b>AGREEMENT:</b>		<b>BUDGET:</b>	
	<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
	<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Agenda Item Sheet Staff Report Application Justification Statement Master Signage Plan			
<b>SELECT, if applicable</b>	<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	

**IDENTIFY FULL  
RESOLUTION OR  
ORDINANCE TITLE**

*(if Item is not a  
Resolution or Ordinance,  
please erase all default  
text from this field's  
textbox and leave blank)*

**Please keep text  
indented.**

**FISCAL IMPACT** *(if any):*

\$