



Planning Case #23-001

Applicant: Delkor Systems, Inc.

Property Location: 4300 Round Lake Road W and 1987 Gateway Boulevard

Request: Concept Plan Review for a Sign Standard Adjustment

Zoning: GB, Gateway Business District

Land Use: Light Industrial & Office



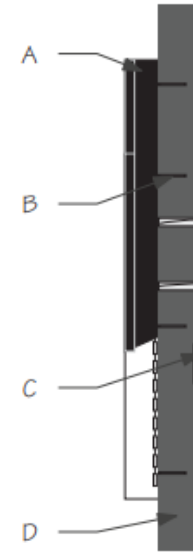
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No Approvals

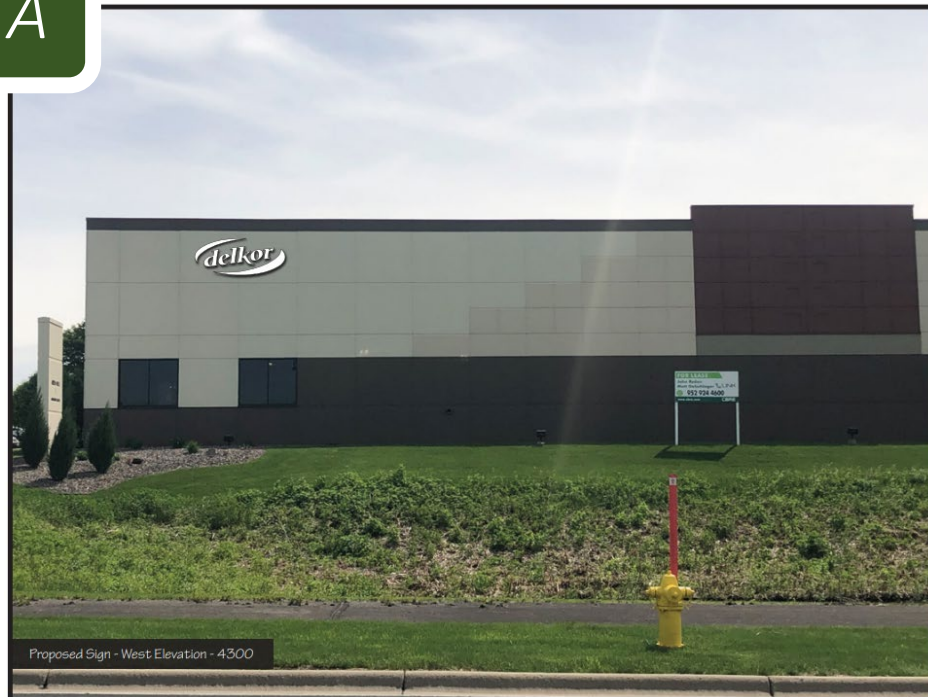
The Concept Plan Review process is an opportunity for the City Council to provide comments and ask questions regarding proposed developments. A concept review is considered advisory and is nonbinding to the City and Applicant. No formal action can be taken at a Work Session.

Proposal – Concept Plan Review

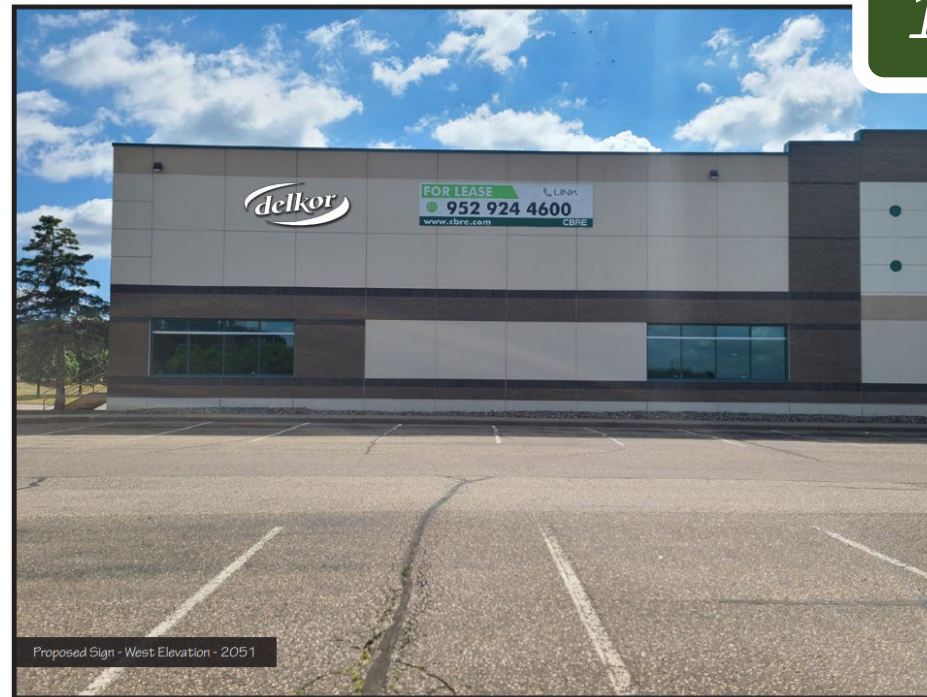
- *Company:* **Delkor Systems, Inc.**
- *Flexibility Requested*
 - Sign District 7 allows for wall signage with a copy area of up to 45 square feet.
 - Proposing one wall sign with a 60-square-foot copy area on the western elevations of two Delkor buildings.



1A



1B



Concept Plan Discussion

- Allow flexibility to sign standards under City Code Section 1260.01 through Site Plan Review.
- Amend the sign code to reclassify the Gateway Business Zoning District from Sign District 7 to Sign District 6.
- Amend the sign code to increase the total sign copy area allowed for wall signs in Sign District 7 from 45 square feet to up to 60 square feet.

Sign Code Section 1240.02

Table 1 1240.02 - Table 1: Sign Standards by Sign District									
Sign Type	District 1 Residential R1/R2	District 2 Non- Residential Uses R1-R4	District 3 Residential R3/R4	District 4 County E Frontage <small>Revised December 3, 2008</small>	District 5 Lexington S of 694	District 6 Lexington N of 694, 96 & B1	District 7 I FLEX & Gateway, Non-Frontage Commercial	District 8 Neighborhood Business	District 9 TCAAP without frontage on Highway 96
WALL									
Total sign copy area	8 sf	20 sf	20 sf	50 sf	80 sf	60 sf	45 sf	30 sf	30 sf
Max Height	none	none	none	none	none	none	none	14 ft	14 ft
Lighting (a)	Not permitted	external	Not permitted	E/IB	E/IB	E/I	E/I	Not permitted	Not permitted
FREESTANDING									
Type (b)	M/P/O	M/P/O	M/P/O	M/O	M/O	M/P/O	M/P/O	M/P/O	Not permitted
Total sign copy area	6 sf	48 sf	32 sf	50 sf	100 sf	45 sf	25 sf	60 sf	Not permitted
Max Height	8 sf	6 ft	8 sf	10 ft	16 ft	12 ft	8 ft	8 ft	Not permitted
Lighting	Not permitted	E/I	E	E/IB	E/IB	E/IB	E	E/I	Not permitted
GRAPHIC									
Total sign area	Not permitted	25% of wall	Not permitted	25% of wall	25% of wall	Not permitted	Not permitted	Not permitted	Not permitted
Max Height	Not permitted	none	Not permitted	none	none	Not permitted	Not permitted	Not permitted	Not permitted
Lighting	Not permitted	external	Not permitted	external	external	Not permitted	Not permitted	Not permitted	Not permitted
WINDOW									
Maximum coverage area	Not permitted	Not permitted	Not permitted	35% of window area, not to exceed 5% of building facade	35% of window area, not to exceed 5% of building facade	35% of window area, not to exceed 5% of building facade	35% of window area, not to exceed 5% of building facade	20% of window area, not to exceed 5% of building facade	35% of window area, not to exceed 5% of building facade
AUXILIARY									
Max sign copy area per sign	2 sf	4 sf	4 sf	8 sf	8 sf	6 sf	8 sf	6 sf	6 sf
Wall Height	Not permitted	4 ft	4 ft	8 ft	8 ft	6 ft	8 ft	6 ft	6 ft
Freestanding Height	2 ft	4 ft	4 ft	8 ft	8 ft	6 ft	8 ft	6 ft	6 ft
(a) E = external, I = internal, B = backlit									
(b) M = monument, P = pole, O = temporary off-premise sign (see 1250.03)									
(c) Single pole support only.									

Questions?

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Concept Plan Review, 4300 Round Lake Road W and 1987 Gateway Boulevard

