

**Amy Harvey**

**From:** Roger Stancil  
**Sent:** Tuesday, June 26, 2018 5:14 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Loryn Clark; Ben Hitchings; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Lindsey Bineau; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 6: Glen Lennox signage

**Council Question:** Does the Glen Lennox signage plan comply with the town's new sign ordinance? If not, what are the differences and why?

**Staff Response:** *The Glen Lennox signage plan includes some proposed differences from the Town's Sign Ordinance. The intention of the sign plan is to create neighborhood continuity and to incentivize commercial users to locate to the Property, so the proposed modifications are requested to achieve those objectives. This includes greater flexibility in sign type and location to respond to a mixed-use village environment, and larger sign types for non-residential users. Additional commentary provided by the applicant is provided in Appendix A of the Sign Plan (pages 31-32). The requested changes in the sign plan are tabulated below:*

Sign Type	Changes
Projecting Sign	Allowed for residential uses.
Shingle Sign	Allowed for residential uses.
Commercial Center Sign	Are not permitted in Zone 2 (residential portion of site).
Ground Sign	Allowed for residential uses .
Cantilevered Ground Sign	Allowed for non-residential uses.
Awning Sign	Signs may be located on either side of awning face, rather than only the front side.
Canopy Sign	Signs may be located on either side of awning face, rather than only the front side; two signs (one on each side of canopy) are permitted rather than one.
Projecting Sign	May have a 14' height (rather than 12') if located between the third and fourth floor façade, and 18' (rather than 16') height if mounted between the fourth and fifth floor.
Shingle Sign	Must be located at least 15' feet from any other sign, rather than 25'. Signs may be located within 12' of any entrance rather than within 5' (provided to reduce interference with ADA access requirements).
Crown Sign	Three signs, rather than two, are permitted per building.
Development Identification Sign	May be constructed with acrylic in addition to already permitted materials of brick, stone, wood, metal, or glass. If a sign is located at the 15-501 and Glen Lennox Drive intersection, the sign may be located closer than 10' from the property line and 15' from a side property line, provided it doesn't interfere with a sight triangle. Two, rather than one, Development Identification signs are permitted at each of the two primary entrances to Glen Lennox

<p>Vehicular Wayfinding Sign</p>	<ul style="list-style-type: none"> <li>• Must not exceed 3' in height. Existing regulations only govern area (4 sq. ft.), which will remain;</li> </ul> <p><u>New Regulations</u></p> <ul style="list-style-type: none"> <li>• Letters shall be a minimum of 6" high.</li> <li>• Signs shall be free-standing and permanently affixed to the ground;</li> <li>• External illumination in accordance with Sec. 1.11 is permitted only for signs that are both: <ul style="list-style-type: none"> <li>a. Attached to a contiguous structural base or planter box the same width or greater than the message portion of the sign (e.g., like ground signs; not attached with poles) and</li> <li>b. No greater than 2 feet in height (e.g., a small stone sign along a hotel entrance drive);</li> </ul> </li> <li>• Signs shall be constructed of brick, metal, stone, acrylic, or glass;</li> <li>• Signs may not be placed within 100' of the entrances to Glen Lennox.</li> </ul>
<p>Pole and Parking Lot Banners</p>	<p>May be hung for longer than the 90-day period that is currently allowed; and pole banner content/display is restricted to non-commercial messages, whereas there currently is no restriction on content type.</p>
<p>Administrative Adjustment</p>	<p>An Administrative Adjustment has been added to allow a change of 15% in the location of cantilevered, ground, development identification, and archway signs. *Administrative adjustments currently exist for other sign types in LUMO.</p>
<p>Clear Height Above Sidewalk</p>	<p>Changed from 10' to 9' for all overhanging signs.</p>