

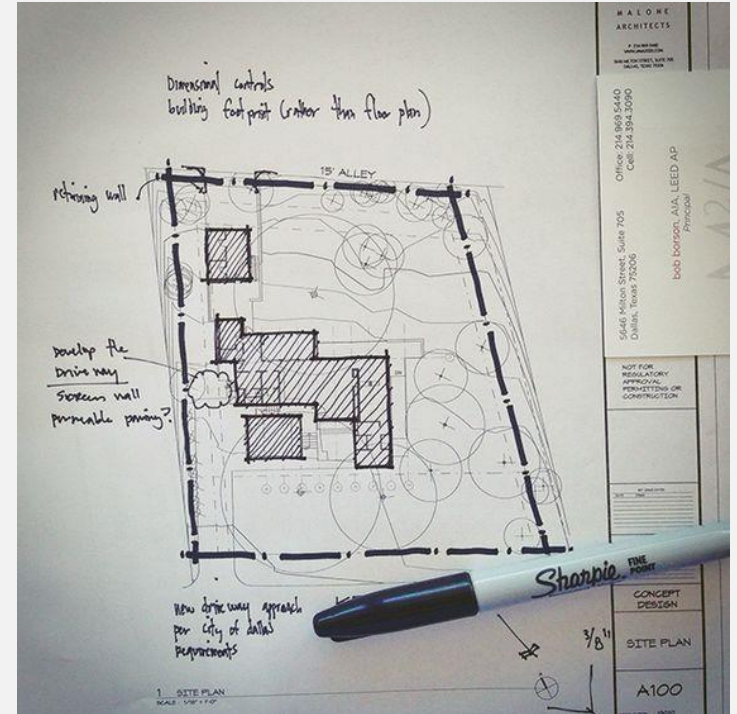
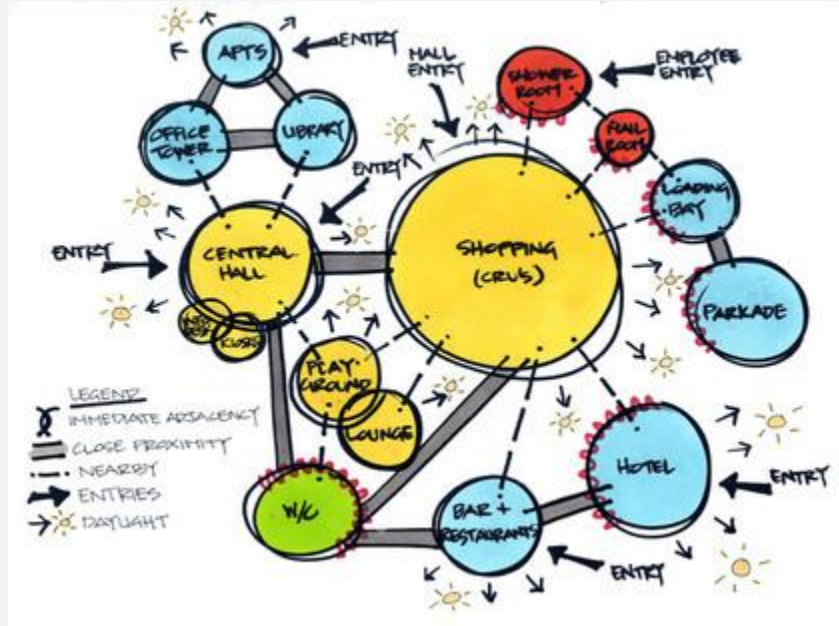


Concept Plan : Coley Hall Self-Storage Building at Vilcom Center



**Public Hearing
January 24, 2018**

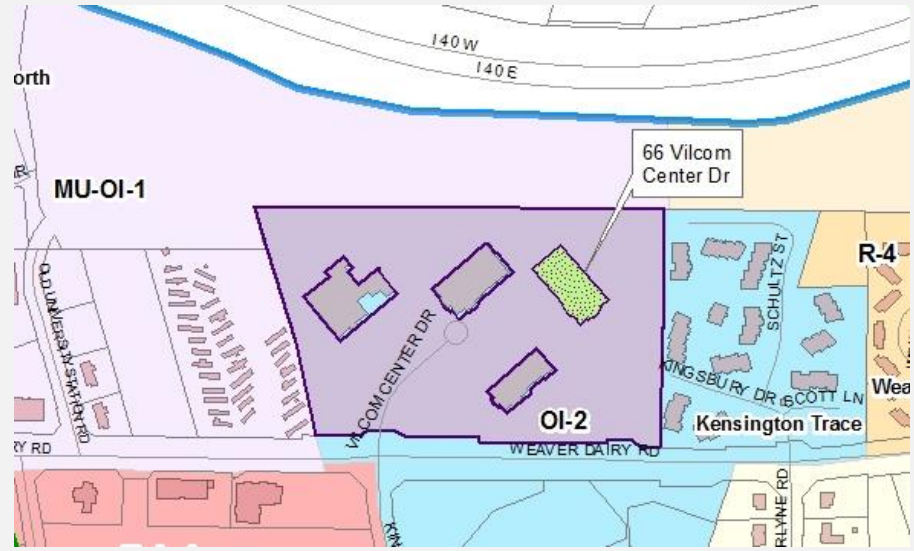
Concept Plan



Aerial Map – Coley Hall



Existing Conditions – Coley Hall Self-Storage



Process – Coley Hall Self-Storage

**Concept
Plan
Review -
CDC and
Council**



**Applicant
submits
Formal
Applic.**



**Internal
Staff
Review**



**Advisory
Board
Review**

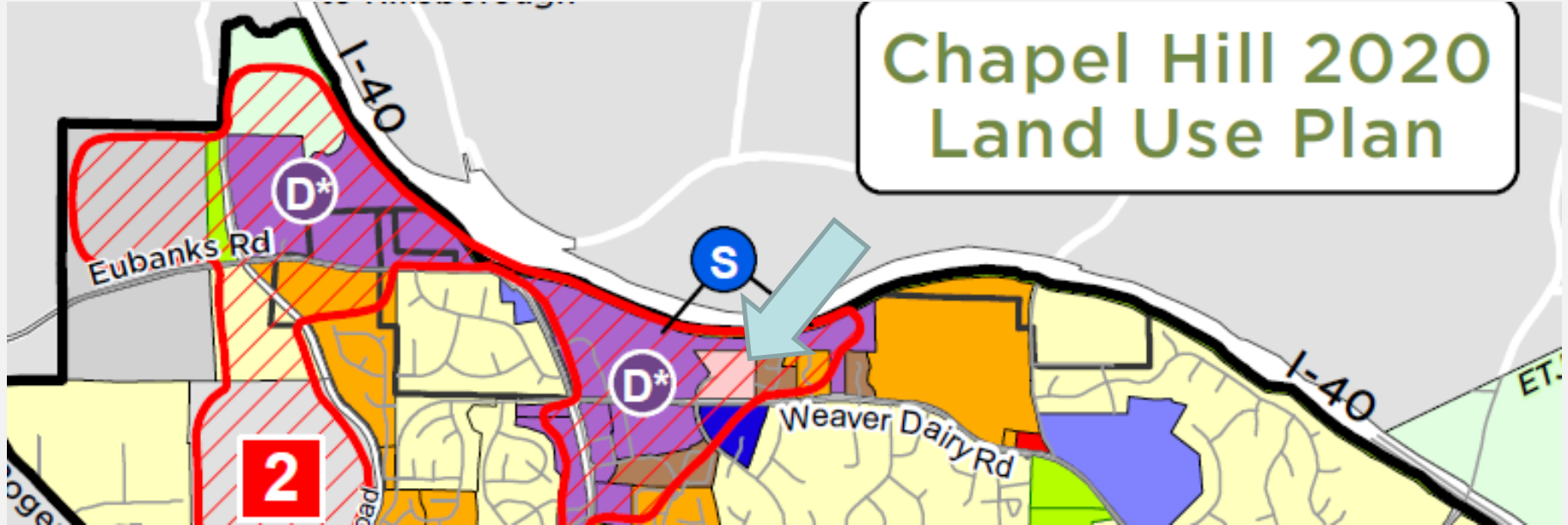


**Council
Action**

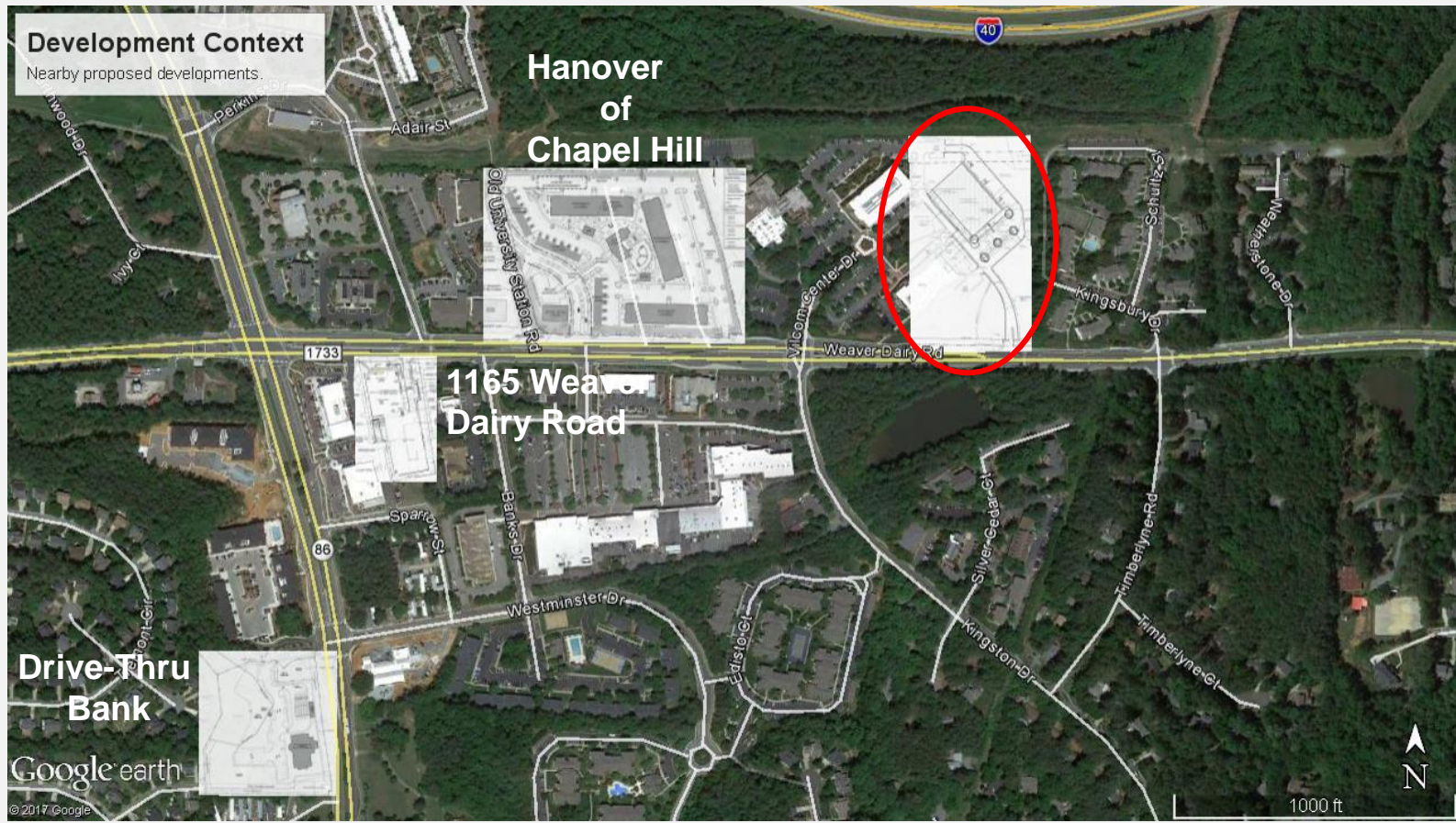
Description – Coley Hall Self-Storage

- Vilcom SUP approved for Office Space
- Applicant alternative for self-storage
- Current Zoning is OI-2
- Text Amendment

Land Use Plan – Coley Hall Self-Storage



Recent Proposed Developments – Coley Hall



Site Plan – Coley Hall

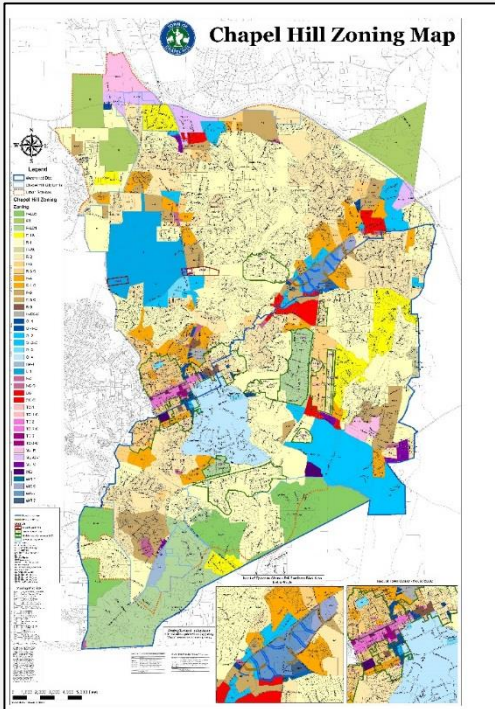


Key Considerations – Coley Hall Self-Storage

- Currently not a Permitted Use
- Alternatives Office or Self-storage
- Impacts of Self-Storage on adjacent residential development

Map vs. Text

Zoning Map



Zoning Text

C. Projecting Sign

Description
A sign applied to or mounted to the wall or surface of a building or structure, with a display surface that projects 12 inches or more from the outside wall of the building or structure.

Standards

1. May be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both frontages may be used for a corner projecting sign, provided it does not exceed the allowed height and width.
2. No portion may extend above the roof line or above a parapet wall of a building with a flat roof. No portion may extend above the lower eave line of a building with a pitched roof.
3. On buildings 5+ stories, the projecting sign must be located below the window sill of the 5th story.
4. May be externally or internally illuminated in accordance with Sec. 5.14.11.

Dimensions

Height (max)	Width (max)
Mounted below 2nd floor	4'
Mounted between 2nd and 3rd floor	8'
Mounted between 3rd and 4th floor	12'
Mounted between 4th and 5th floor	16'
Clearance from building facade (min)	2'
Projection width (max)	4'
Depth (max)	12"
Clear height above sidewalk (min)	10'

Number of Signs

1. Maximum 1 projecting sign per individual establishment per street frontage.
2. Must be located at least 25 feet from any other projecting sign or shingle sign.
3. Not allowed on the same street frontage of a zoning lot with a commercial awning or ground sign.

- Impacts to residential neighbors
- Reduce parking in front and add windows at ground level
- Good site for this use
- Properties to the east should be better buffered

Recommendation

Adopt Resolution 16, transmitting comments to the applicant.



- Special Use Permit/Rezoning
- Development Agreement
- Conditional Rezoning (available after April 1)