

Property Owner: CVS 6497 IL LLC
CVS Corporation
One CVS Drive
Woonsocket, RI 02895

PROPERTY INFORMATION

Existing Land Use: CVS Pharmacy under Construction and a Vacant Lot
Size of Property: 5.209 acres
Comprehensive Plan: Recommends Community Commercial
Existing Zoning: B4PD Corridor Commercial District, Planned Development
Surrounding Zoning and Land Use:

North: B4 Corridor Commercial District; undeveloped property.
South: R2 Single Family Residential District, developed as single family residences.
East: B4 Corridor Commercial District and R2 Single Family Residential District; developed as a vacant motor vehicle sales building, single family detached and attached residences.
West: I Limited Industrial District; undeveloped property (this site is temporarily being used as a batch plant for the North Av. reconstruction project).

ANALYSIS

OVERVIEW

PC 05-08 was reviewed by the Plan Commission at their April 18, 2005, meeting, and was forwarded to the Board of Trustees with a recommendation for approval for those actions requested on the 330 E. North Avenue property. The Plan Commission continued the request for an off premise sign proposed for 350 E. North Avenue as the petitioner proposed to submit revised drawings.

Free-Standing Sign – Off Premise

The petitioner has worked with the property owner of Lot 2 on the 350 E. North Avenue site to design a sign that will accommodate both users of the 330 and 350 E. North Avenue properties. The sign was designed to compliment the other proposed freestanding signage for both the 330 and 350 E. North Avenue properties, thereby providing a uniform appearance between the two

developments. Staff has attached the overall site plan, labeled as Exhibit C, which shows the location of all of the freestanding signs on both properties.

Freestanding Signage for 330 and 350 E. North Avenue

Proposed	Allowed	Approved
78 sq. ft. (Lot 2 of 350 E. North)	50 sq. ft.	
148 sq. ft. (330 E. North)	150 sq. ft.	148 sq. ft.
101 sq. ft. (Lot 1 of 350 E. North)	125 sq. ft.	101 sq. ft.

The top portion of the proposed sign would be reserved for the future user of Lot 2 on the 350 E. North Avenue property while the bottom tenant panels would be available for selected tenants of 330 E. North Avenue. The freestanding sign is permitted by right for the 350 E. North Avenue, however, as 330 E. North Avenue tenants will utilize the bottom portion of the sign, only that portion of the sign would be considered an off-premise sign.

The proposed sign is twenty feet in height and approximately seventy-eight feet in area with the off-premise component. Freestanding signs within the B4 Corridor Commercial District are permitted to be no greater than fifty square feet in area and twenty feet in height. The proposed sign area without the additional tenant panels would meet the overall requirements for freestanding signs located within the underlying zoning district. The tenant panel portion of the sign is approximately twenty-nine square feet in area. Off-premise signs are only permitted within the B4 Zoning District if the sign is the primary use on the property. Given that the intention is to make the subject property and the property located at 350 E. North Avenue appear as a contiguous development, staff can support the proposed off-premise sign on the 350 E. North Avenue property. The proposed sign will give the appearance of a uniform development. The petitioner’s revised signage incorporates previous comments provided by staff. Staff finds that the size of the revised sign is more appropriate for the amount of traffic traveling on Grace than the one previously proposed.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the requested relief for the property at 350 East North Avenue.

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Sign Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of the zoning actions associated with PC 05-08 for the property at 350 E. North Avenue.

The recommendation for approval shall be subject to the following conditions:

1. That the petitioner shall construct the sign in accordance with the drawings prepared by Site Enhancement Design Services, dated April 14, 2005 as shown on the Overall Site Development Exhibit, dated February 28, 2005, prepared by Arc Design Resources Inc. and submitted as part of this request.
2. The off-premise sign panels are limited to tenants/owners located at either 330 or 350 E. North Avenue and shall not exceed 29 square feet in sign surface area.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:
att
c. Petitioner