



City of Fayetteville

433 Hay Street
Fayetteville, NC
28301-5537
(910) 433-1FAY (1329)

Meeting Agenda - Final Planning Commission

Tuesday, March 19, 2024

6:00 PM

Festival Park Plaza

1.0 CALL TO ORDER

2.0 APPROVAL OF AGENDA

3.0 CONSENT

3.01 Approval of Minutes: February 20, 2024

4.0 LEGISLATIVE HEARINGS

4.01 TA24-09. Amendment to Uses and Standards in the UDO Requiring Special Use Permits.

5.0 PUBLIC HEARING

5.01 ALT24-01: Alternative Sign Plan as requested by Fayetteville State University located at 1200 Murchison Road.

6.0 OTHER ITEMS OF BUSINESS

7.0 ADJOURNMENT



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 24-3910

Agenda Date: 3/19/2024

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Consent

Agenda Number: 3.01

TO: Mayor and Members of City Council

THRU: Will Deaton, AICP- Planning and Zoning Manager

FROM: Catina Evans - Office Assistant II

DATE: March 19, 2024

RE:

Approval of Meeting Minutes: February 20, 2024

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Strategic Operating Plan FY 2021

Goals 2026

Goal 6: Collaborative Citizen & Business Engagement

- Objective 6.2 - Ensure trust and confidence in City government through transparency & high-quality customer service.

Executive Summary:

The City of Fayetteville Planning Commission conducted a meeting on the referenced date during which they considered items of business as presented in the draft.

Background:

NA

Issues/Analysis:

NA

Budget Impact:

NA

Options:

1. Approve draft minutes;
2. Amend draft minutes and approve draft minutes as amended; or
3. Do not approve the draft minutes and provide direction to Staff.

Recommended Action:

Option 1: Approve the draft minutes.

Attachments:

- Draft Meeting Minutes: February 20, 2024

**MINUTES
CITY OF FAYETTEVILLE
PLANNING COMMISSION MEETING
FESTIVAL PLAZA, SUITE 122
February 20, 2024 @ 6:00 PM**

Members Present

Victor Sharpe, Chair
Jerrick Mack
Dr. Antonio Jones
Kim Medley
Adrian Williams
Victoria Lemrabott

Staff Present

Craig Harmon, Senior Planner
Lisa Harper, Assistant City Attorney
Catina Evans, Office Assistant II

Members Absent

Christina Aragues
Eldred Loftin
Larry Marshall
Dr. Mondrail Myrick

I. CALL TO ORDER

Chairman Victor Sharpe called the February 20, 2024, meeting to order. The Board members introduced themselves.

II. APPROVAL OF THE AGENDA

MOTION: Dr. Antonio Jones made a motion to approve the agenda with the addition of the election of Chair and Vice-Chair during other business.

SECOND: Kim Medley

VOTE: Unanimous (5-0)

III. APPROVAL OF CONSENT ITEMS TO INCLUDE THE APRIL 18, 2023, MEETING MINUTES

MOTION: Kim Medley made a motion to approve the consent items to include the minutes from the April 18, 2023, meeting.

SECOND: Jerrick Mack

VOTE: Unanimous (5-0)

IV. LEGISLATIVE HEARING(S)

TA24-001 thru-008. Eight (8) Proposed Text Amendments to the Unified Development Ordinance

Craig Harmon presented case TA24-001-008. Mr. Harmon provided the new members with information about the text amendment process. The City conducts text amendments twice per year—spring and fall. Mr. Harmon mentioned that the City brought one set of twenty (20) amendments before the Planning Commission last spring. He noted that the City updates the amendments by ensuring the regulations are updated based on modern standards and community preferences. The amendments generally fall into three categories— clean-up items to make things easier in the code, items that come before the City from developments or the community at large, or the problem areas in the code or policy issues that are brought to them by the City.

Mr. Harmon said the City Council saw these text amendments during the January 2, 2024, City Council Work Session, and they provided their approval for them to go before the Planning Commission. He noted that the duties of the commission per state law are to develop and recommend policies, ordinances and regulations, and administrative procedures. He noted that the purpose of presenting these amendments was to clean up the amendments to make them easier for citizens to understand. Mr. Harmon said the text amendments will go to the City Council on Monday, March 25, 2024. He advised the Board to please ask questions as he goes through each amendment.

TA24-01-Reduce Parking Calculations within Adaptive Reuse Sites

The City wants to reduce the minimum parking standards at the adaptive reuse sites. He said this would affect developing areas such as they would be able to maintain their current parking, and they would not be required to have additional parking when conducting updates or readapting buildings on their property. He said adaptive reuse is a new addition to the Unified Development Ordinance as of two years ago. Ms. Harper mentioned a medical building off of Owen Drive that caught fire and needed a variance to meet parking requirements, and Mr. Harmon agreed that this would be an example of adaptive use.

TA24-02- Reduce Off-Street Parking for Infield Projects

The City wants to streamline regulations for existing and nonconforming sites. For existing sites, requirements for additional off-street parking that is defined as anything that is not on the street such as Walmart parking. Additional off-street parking during those changes would be eliminated. Expansion of existing structures would remain exempt from providing extra parking to include additional loading and circulation facilities. For nonconforming sites, the revisions simplify the process of interior and exterior remodeling by removing the requirement for the minimum off-street parking. This will help nonconforming business sites. Mr. Sharpe asked Mr. Harmon if the new construction at the mall is an example, and Mr. Harmon said yes this would have eliminated the need for the mall to have had an alternative parking plan.

Board member Adrian Williams entered the meeting at 6:12 p.m.

TA24-003- Office Warehouse Use

Within the Unified Development Ordinance (UDO), there is no specific definition that makes a distinction between an office warehouse and a warehouse. For a structure to be utilized as an office warehouse, the owner must use 10% of the facility for office space. If the structure is considered a warehouse, it must reside in an industrial area, but if the facility is an office warehouse it can reside in the commercial area. Kim Medley asked if there was a benefit for business owners to operate 10% of the warehouse as office space. Mr. Harmon said that they could have a business in a commercial area instead of only residing in an industrial area. Mr. Harmon said this would address the areas where empty buildings reside within commercial zoning districts.

TA24-004- Amending our Standards to better Differentiate between a Gas Station and a Truck Stop Gas Station

The City wants to add a definition for a truck stop gas station within the Unified Development Ordinance. A truck stop would be defined as a facility providing services for the trucking industry, including features such as repairs, showers, scales, and overnight parking. In the past, truck stop gas stations had tried to locate in the City, but they were prohibited as to what they could do under the current UDO guidelines.

TA24-005- Resolving the Conflict over Canopy Heights

Currently, only one canopy height of 15 feet is allowed in the City, but gas stations have a 20-foot canopy. This amendment would establish a definition specifically for gas stations to allow them to maintain a taller canopy. Within the past year, the current UDO guidelines have prohibited gas stations from providing services for 18-wheelers so they had to apply for a variance.

TA24-006- Reducing Off-Street Parking Standards for Warehouse Space

Currently, the UDO establishes that warehouses require additional parking than areas of office use. This text amendment would allow one space per employee along with three additional parking spaces at a warehouse, reducing the parking for warehouses since they do not utilize much parking.

TA24-007- Standards for Signs in Residential Areas

In the past, the Unified Development Ordinance left out standards for signs in residential areas. Currently, Church signs are allowed in residential areas. We will return to standards before the UDO was adopted. In residential areas, signs can only be a maximum height of six feet with a 10-foot minimum front setback from the right-of-way. Signs can be located in the median and the right-of-way with the approval of three different City Departments (Development Services, Public Services, and Traffic Services.) Dr. Jones asked if this would be used for neighborhood signs and Mr. Harmon said that typically smaller signs are placed in neighborhoods.

TA24-008- Requirements for Two-Four-Family Dwellings

Within the Unified Development Ordinance, there is a regulation that prohibits anyone who resides in a two-family dwelling or a townhome from backing a vehicle out of their driveway onto the street. The ordinance allows this for people living in single-family housing. The City wants to remove this requirement from the ordinance. Mr. Sharpe inquired about the original intent for this ordinance, and Mr. Harmon said they could not find the original reasoning for the regulation.

Mr. Harmon said that these were all of the amendments that would be presented.

Mr. Sharpe asked if there were any questions for the staff. Mr. Sharpe opened the legislative hearing. He noted there were no speakers for the hearing. Mr. Sharpe closed the hearing.

Mr. Sharpe asked if there were any questions for Staff and there were no additional questions. Mr. Sharpe asked for a motion.

Mr. Harmon put the voting options on the screen for the Board to consider.

MOTION: Dr. Antonio Jones made a motion to approve all of the proposed text amendments and direct the Staff to present them to the City Council.

SECOND: Kim Medley

VOTE: Unanimous (5-0)

ALT24-01. Alternative Sign Plan as requested by Fayetteville State University

Mr. Harmon presented the alternative sign plan. Mr. Harmon stated that the Board is charged to review alternative sign plans as instructed by the City Council. Fayetteville State University has submitted this alternative sign plan. He stated that the property is zoned for University College and is located on Murchison Road. He provided the Board with background information regarding the alternative sign plan. He stated that the ordinance states the Board is tasked with the duty of reviewing this alternative sign plan, and these alternative sign plans were put into the UDO to give large commercial developments (such as Cross Creek Mall and Freedom Parkway Town Center) flexibility in constructing unique signage for their sites. Fayetteville State desires to derive creative alternative sign placement on their property. Fayetteville State University wants to have this adjustment as well. Mr. Harmon informed the Board that they could impose conditions or alter the proposal before them. He showed the Board the list of five findings that they would have to consider when making their choice. Mr. Harmon noted that questions are listed in the packet on page 13 along with the applicant's answers to them (stating how the applicant meets the standards).

Mr. Sharpe inquired if the Board must state any findings of facts if they approve the plan. Mr. Harmon said this is just a legislative hearing not a quasi-judicial hearing, which would require the Board to state findings of fact. Mr. Harmon informed the Board that Fayetteville State University (FSU) is proposing signage along Murchison Road that would be '20' wide x '36' tall hanging signs. The double-sided signs would protrude from the railing (without blocking the sidewalk) and you would see them from either direction. Mr. Harmon showed the Board examples of the signs that would be used on-site. The University is looking to place 60 banners along Murchison Road, and they want to space them out along this route. FSU is proposing a second set of signs located along the wall on the Murchison Road and Langdon Street sides of the FSU football stadium. The signs would be located on the outer side of the football stadium and would be large 224" x 68"

signs. Mr. Harmon showed them that there would be an indentation in the brick where the signs would be placed and a rod iron fence that would be used. Mr. Sharpe stated that they could have placed the signs on light poles if they were available. Mr. Harmon said there were not any light poles in that area, but light poles are located by Bronco Square. Therefore, they are looking to put them on the fence.

Mr. Mack asked Mr. Harmon where the signs would be located and if they would be lit. Mr. Harmon said unlit signs would be placed along Langdon Street and Murchison Road. There would be six signs on one side. Mr. Sharpe asked how many signs would be placed on each side at that location. Mr. Harmon said there would be six signs placed along one side and seven signs on the other side. Mr. Sharpe was concerned that this would be a lot of signs.

Dr. Jones mentioned that some years ago businesses had to have framing around those signs. Mr. Harmon said he is not sure about that part of the ordinance or if FSU would be required to place framing around the signs, but they would still have to follow the UDO guidelines. Dr. Jones said he thinks the framing would need to be required for aesthetic purposes. Mr. Sharpe stated that FSU was approved for a digital sign for Seabrook Stadium. Mr. Williams asked if the signs would be digital, and Mr. Harmon said it would not be a requirement. Mr. Mack said that the signs could be vandalized if placed low on the ground. Ms. Medley said she would prefer they put the signs on the flagpoles. Mr. Sharpe hopes that FSU will consider the look based on the number of signs requested. He thinks FSU is requesting too many signs. There was discussion that the number of signs would work on Langdon Road on the rod iron fence, but Mr. Harmon noted that the signs in question are requested for only Murchison Road. Mr. Harmon reiterated that the Board can approve less than the number of signs proposed by FSU. Mr. Sharpe noted that the Board could require the placement of certain footage between the signs.

Mr. Sharpe noted that the University took into account the area up to Langdon Road. Mr. Mack mentioned that FSU has event flags up at certain times. Mr. Sharpe said he is considering that the FSU may think the numbers are too much once they have the signs put up. Mr. Mack noted that FSU's intent may be different than the Board's interpretation. Mr. Williams said the intent is for beautification and he agrees with this. Mr. Sharpe said that it could be viewed if it was a safety hazard. He hopes FSU will decide to decrease the number of signs. Mr. Williams said Mr. Sharpe is looking at it from the design standpoint, but FSU is just asking for approval to put up signs.

Mr. Williams asked if they could impose a maximum number of signs requirement. Mr. Sharpe said that without a measurement of the area, the Board could be presumptuous in determining there are too many signs. Mr. Mack noted that the bigger signs are on Langdon Road. Mr. Harmon said the smaller signs would be placed on Murchison Road and the larger signs would be placed on the wall near the stadium. Ms. Medley suggested that they could put a flagpole up and place the signs on it. Mr. Harmon said the fence height would be a problem. This additional pole height would be seen as part of the fence. Dr. Jones asked if anyone in the corridor had asked for this same signage and Mr. Harmon said no. Mr. Harmon said this signage request is usually only used in larger areas such as malls.

Mr. Sharpe opened the hearing and closed the hearing.

Dr. Jones inquired if the Board would want to approve the alternative sign plan request as is or if the Board would want to make revisions before sending it forward to the City Council. Mr. Harmon noted that the Board would be the final vote on this item. Mr. Williams suggested the Board recommend that FSU provide a digital layout of the signs. Mr. Sharpe said the Board needs to be certain of the spacing between the signs. Mr. Williams said they should remand it back for more information. Ms. Harper said they could continue and not table the matter during the March meeting and request additional information from FSU.

MOTION: Kim Medley made a motion to continue case ALT24-01 during the meeting on Tuesday, March 19, 2024, so that a representative from Fayetteville State University could discuss the spacing of the proposed signs (to include the larger signs on Murchison Road) and provide a digital layout of the signs.
SECOND: Victoria Lemrabott
VOTE: Unanimous (5-0)

V. OTHER BUSINESS

Mr. Harmon said that they will bring additional specific text amendments involving special use permits during the meeting on March 20, 2024. The City wants to reduce the need for Special Use permits. Ms. Harper said that the Fayetteville State University alternative sign plan should be put on the agenda for consideration and not a new hearing. Mr. Sharpe opened the floor for chairman nominations.

MOTION: Kim Medley made a motion to nominate Victor Sharpe as Chair.
SECOND: Adrian Williams
VOTE: Unanimous (5-0)

MOTION: Kim Medley made a motion to nominate Antonio Jones as Vice-Chair.
SECOND: Victoria Lemrabott
VOTE: Unanimous (5-0)

Dr. Jones inquired about which items the City presents to the City Council before presenting them to the Planning Commission. Mr. Harmon said that the text amendments are the only items that would go to the City Council before being presented to the Planning Commission. Mr. Harmon said the City Council made this decision and it is not in the bylaws. Dr. Jones said he just wanted clarity on that item. Mr. Harmon said the City Council would vote on the text amendments. The City Council has the final say. Ms. Harper said the Planning Commission is a recommending body for text amendments. Mr. Sharpe noted that the Planning Commission has a right to bring items before the City Council. Mr. Sharpe noted that it is not a practical matter that the Board would work daily with the Staff to bring items to the City Council due to obvious time constraints of Board members, who may work or have other commitments. Mr. Williams said he is willing to work on any items. He suggested that the Staff and Board members could collaborate online.

MOTION: Dr. Antonio Jones made a motion to adjourn the February 20, 2024, meeting.
SECOND: Jerrick Mack
VOTE: Unanimous (5-0)

DRAFT



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 24-3874

Agenda Date: 3/19/2024

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Public Hearing
(Public & Legislative)

Agenda Number: 4.01

TO: Mayor and Members of City Council

THRU: Planning Commission
Will Deaton, AICP - Planning & Zoning Division Manager

FROM: Demetrios Moutos - Planner I

DATE: March 19, 2024

RE:

TA24-09. Amendment to Uses and Standards in the UDO Requiring Special Use Permits

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Strategic Operating Plan FY 2022
Goals 2027

Goal 2: Responsible City Government Supporting a Diverse and Viable Economy

- Objective 2.4 - Sustain a favorable development climate to encourage business growth.

Goal 3: City Investment in Today and Tomorrow

- Objective 3.2 - Manage the City's Future Growth and Strategic Land Use

Executive Summary:

This report analyzes potential amendments to the Unified Development Ordinance (UDO) Use Table and other standards related to Special Use Permits (SUPs). The analysis considers the potential effects of streamlining the development process, fostering a diversity of development types, and implementing an adaptable approach that prioritizes resilience.

Background:

The City of Fayetteville is committed to responsible urban development and zoning to protect residents' welfare and maintain neighborhood integrity. This report evaluates proposed amendments to the Unified Development Ordinance (UDO) Use Table and Special Use Permit (SUP) standards, aiming to simplify the development process, encourage diverse development, and adopt a flexible, resilience-focused approach.

Special Use Permits (SUPs) are crucial for regulating land uses that require extra scrutiny due to community impact. However, the complexity and uncertainty they introduce can hinder development. This amendment seeks to streamline the SUP process, clarify guidelines for stakeholders, and improve review transparency, enhancing SUP effectiveness and minimizing negative impacts on development and community well-being.

Issues/Analysis:

The initial stage in presenting a proposed amendment to the City Council involves having it reviewed, modified, and recommended by the City's Planning Commission in accordance with City policies and State Statutes, as outlined below. The Commission plays a pivotal role in every text amendment process.

According to Section 160D-301 of the North Carolina General Statutes:

(a) Composition. - A local government may by ordinance provide for the appointment and compensation of a planning board or may designate one or more boards or commissions to perform the duties of a planning board. A planning board established pursuant to this section may include, but shall not be limited to, one or more of the following:

(b) Duties. - A planning board may be assigned the following powers and duties:

(3) To develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.

Recommended text amendments:

- a) Revise Section 30-4.A.2. Use Table to streamline the development process:
 - This revision includes reclassifying certain uses from requiring a special use permit to permitted uses or not permitted uses. (See attached "Revised Use Table")
- b) Revise Section 30-4.C.2.a.1.b. (Live/Work Dwelling Units)
 - **Current:** In SF-6 (as a Special Use Permit) and MR-5 the residential portion of the building shall occupy over 50 percent of the gross floor area. Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.
 - **Revised:** In SF-6 (~~as a Special Use Permit~~) and MR-5 the residential portion of the building shall occupy over 50 percent of the gross floor area.

Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.

c) Remove Section 30-4.C.4.b.5. (Animal Care Uses)

- **Current:** Any incinerators included as an accessory use to an animal shelter shall be permitted only in accordance with a Special Use Permit.

d) Revise Section 30-4.C.4.i.2.b (Brewpubs)

- **Current:** Live entertainment shall not be permitted unless approved as a special event or through the special use permit process.
- **Revised:** Live entertainment shall not be permitted unless approved as a special event ~~or through the special use permit process.~~

e) Remove Section 30-4.C.4.i.2.b.2 (Brewpubs)

- **Current:** The review and decision shall meet the criteria of Art. 30-2.C.7 Special Use Permit. Applications must include floor plans and details indicating ingress/egress, seating and dance area, maximum occupancy(ies), and plans to manage trash/litter, loitering and security. An acoustical study may be required. Conditions to mitigate impacts on surrounding properties and public spaces or resources may include but are not limited to specifying days or hours of operation, sound levels, sound-proofing, management of queuing or parking, and other activities associated with the entertainment.

f) Revise Section 30-4.C.4.i.8.a. (Grocery Store)

- **Current:** A grocery store over 2,500 square feet proposed within an NC Neighborhood Commercial District shall be subject to a Special Use Permit approval and the following standards:
 1. The store shall not exceed 25,000 square feet.
 2. The building shall be designed to appear as a series of small shops.
 3. The building shall be located proximate to the public right-of-way, to frame the edge of the lot.
 4. Parking shall be located to the interior side and rear of the building.
 5. Site design shall include a pedestrian pathway system on the perimeter and within its site to support neighborhood access from surrounding areas and transit stops on its periphery.
- **Revised:** A grocery store over 2,500 square feet proposed within an NC Neighborhood Commercial District shall be subject to ~~a Special Use Permit Approval and~~ the following standards:
 1. The store shall not exceed ~~25,000~~ 15,000 square feet.
 2. The building shall be designed to appear as a series of small shops.
 3. The building shall be located proximate to the public right-of-way, to frame the edge of the lot.
 4. Parking shall be located to the interior side and rear of the building.
 5. Site design shall include a pedestrian pathway system on the perimeter and within its site to support neighborhood access

from surrounding areas and transit stops on its periphery.

g) Revise Section 30-4.C.4.i.9 (Personal Services Establishments)

- **Current:** Personal service establishments in the MR-5, OI, and NC zoning districts shall comply with the following standards and in the MR-5 district may be further limited as a condition of approval of a special use permit:
- **Revised:** Personal service establishments in the MR-5, OI, and NC zoning districts shall comply with the following standards ~~and in the MR-5 district may be further limited as a condition of approval of a special use permit:~~

h) Revise Section 30-4.C.5.c.2.f (Microbrewery, Microdistillery)

- **Current:** In the DT-1 and MU districts, live entertainment shall not be permitted except in accordance with the same standards and special use permit procedures provided for Brewpubs in Art. 30-4.C.4.i Use-Specific Standards - Retail Sales and Services.
- **Revised:** In the DT-1 and MU districts, live entertainment shall not be permitted except in accordance with the same standards and ~~special use permit~~ procedures provided for Brewpubs in Art. 30-4.C.4.i Use-Specific Standards - Retail Sales and Services.

Land Use Map and Plan Consistency

The Consistency Statement for the proposed UDO Text Amendments (TA24-009) provides a detailed analysis of how these amendments align with the City of Fayetteville's Comprehensive Plan, particularly focusing on goals and land use policies and strategies. This statement is instrumental in understanding the rationale behind the proposed changes and how they support the broader objectives of responsible urban planning and development.

Goals Alignment

The amendment directly supports several key goals outlined in the Comprehensive Plan:

- **Goal #1:** They promote value and investment around infrastructure and strategic nodes, which is essential for efficient urban development and service delivery.
- **Goal #3:** By encouraging the redevelopment of strip commercial areas, the amendments align with efforts to revitalize underutilized areas, improving their economic viability and aesthetic appeal.
- **Goal #4:** The amendments aim to enhance community well-being and safety by applying existing development regulations to encourage diverse new developments, fostering safer, more attractive neighborhoods.

Land Use Policies and Strategies Consistency

The Consistency Statement meticulously maps the amendments to specific land use policies and strategies, demonstrating a comprehensive alignment:

- **Encouraging Growth and Infrastructure:** The amendments align with policies that encourage growth in areas well-served by infrastructure, advocating for more intense and mixed uses in focal areas. This ensures development is sustainable and supported by necessary services.
- **Economic Development:** By streamlining development processes, the

amendments support economic development in designated areas, making it easier to attract and retain businesses.

- **Redevelopment and Reinvestment:** The proposed changes facilitate redevelopment along commercial strips and residential neighborhoods by potentially removing barriers and providing more flexibility in development standards.
- **Walkable and Mixed-Use Districts:** Amendments encourage well-designed commercial and mixed-use districts, supporting policies that promote walkability, connectivity, and quality site design.
- **Quality Neighborhoods and Diverse Housing:** The focus on encouraging development standards that result in quality neighborhoods and a mix of housing types for all ages and incomes is evident. The amendments provide a framework for more diverse and inclusive development options.

Future Land Use Map Alignment

The Consistency Statement illustrates that the proposed UDO Text Amendments are not only aligned with the City of Fayetteville's strategic vision for growth, development, and community well-being, but also actively support the realization of this vision through practical changes to the UDO. The close alignment with the goals and land use policies of the Comprehensive Plan contributes to creating a balanced, sustainable, and economically thriving urban landscape.

Budget Impact:

Implementing this proposal would reduce permit fee revenue due to fewer Special Use Permit applications for certain use types.

Options:

- 1) Move to recommend approval of all of the proposed text amendments.
(Recommended);
- 2) Move to recommend approval of some of the proposed text amendments;
- 3) Remand some or all of the proposed text amendments back to Staff for further consideration and specific changes.
- 4) Move to recommend denial of any or all proposed text amendments;

Recommended Action:

The Professional Planning Staff recommends Option (1) approval of all of the proposed text amendments.

Attachments:

UDO Use Table

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-4: Use Standards

30-4.A. Use Table

30-4.A.2. Use Table

30-4.C.2.b.3 Extractive Industry

Table 30-4.A.2 Use Table																							
P = Permitted Use S = Special Use																							
MP = Allowed Subject to a Planned Development Master Plan																							
"/" = Prohibited Use [1]																							
USE CATEGORY	USE TYPE	ZONING DISTRICTS																				ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL					BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
AGRICULTURAL USE CLASSIFICATION																							
Agriculture	Plant nursery	S	P	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	/	MP	30-4.C.1.	
	All other agriculture	P	P	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP		
	Urban Agriculture	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	/	P	/	/	/	30-4.C.1.	
Agricultural Support and Services	Equestrian facility	/	P	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	30-4.C.1.	
	All other agricultural support and services	/	P	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	/	/	/	30-4.C.1.	
RESIDENTIAL USE CLASSIFICATION																							
Household Living [1]	Cottage developments	/	P	P	P	P	P	/	/	/	/	/	/	/	P	/	/	/	/	/	/	30-4.C.2.	
	Dwelling/Unit, live/work	/	/	/	/	S	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.	
	Dwelling, multi-family	/	/	/	/	S	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30.5.H	
	Dwelling, single-family attached [3]	/	/	/	S	S	P	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-5.H	

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
“/” = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS		
		SPECIAL		RESIDENTIAL					BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD- EC	PD- TN
	Dwelling, single-family detached	/	P	P	P	P	P	P	P	P	S	/	P	S	P	/	/	/	/	MP	/	MP	30-5.G
	Dwelling, multi-unit single-family, detached on one lot	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	/	/	/	/	30-5.P
	Dwelling, two- to four-family	/	/	S	S	S	P	/	P	P	S	/	P	/	P	/	/	/	/	MP	/	MP	30-4.C.2.
	Dwelling, upper story	/	/	/	/	P	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Manufactured home, Class A [2]	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.
	Manufactured home park (Class A or B homes)	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Group Living	Dormitory	/	/	/	/	/	P	/	P	/	P	/	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.2.
	Therapeutic home	/	P	P	P	P	P	P	P	P	S	/	P	S	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Fraternity or sorority house	/	/	/	/	/	S	/	P	/	P	/	P	/	P	P	/	/	/	MP	MP	MP	
	Group home, Large	/	/	/	/	S	/	/	S	S	S	S	S	S	S	/	/	/	/	MP	/	MP	30-4.C.2.
	Group home, Small	/	/	P	P	P	P	P	P	P	S	P	P	P	P	/	/	/	/	MP		MP	30-4.C.2.
	Rooming or boarding house	/	/	/	/	S	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Transitional housing								S	S	S	S	S	S	S	/	/						30-4.C.2.
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION																							
Community Services	Community center	S	P	S	S	P	P	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Cultural facility	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Day Resource Center	/	/	/	/	/	/	/	/	/	/	S	S	/	S	/	/	S	P	/	/	/	30-4.C.3.
	Library	/	/	S	S	S	P	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Museum	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Youth club facility	/	/	/	/	S	P	/	/	S	P	P	P	P	P	P	/	/	/	MP	/	MP	
Day Care	Adult day care center	/	/	S	S	S	S	S	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Child care center	/	/	S	S	S	S	S	P	P	P	P	P	P	P	P	S	/	/	MP	MP	MP	30-4.C.3.
Educational Facilities	College or university	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	School, elementary	/	S	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.
	School, middle	/	S	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																				ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
	School, high	/	S	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.
	Vocational or trade school	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
Governmental facilities	Government maintenance, storage, or distribution facility	/	S	/	/	S	S	/	S	S	S	P	S	P	/	P	P	P	P	/	MP	/	
	Government office	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	P	P	/	MP	MP	MP	
	Post office	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	/	/	P	/	P	P	/	/	P	/	/	MP	MP	
	Drug or alcohol treatment facility	/	/	/	/	/	/	/	/	/	P	P	S	/	S	/	/	P	/	MP	MP	MP	30-4.C.3.
	Hospital	/	/	/	/	/	/	/	P	/	/	P	P	P	P	/	/	P	/	/	MP	/	30-4.C.3.
	Medical or dental clinic [3]	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	S	P	/	MP	MP	MP	
	Medical or dental lab	/	/	/	/	/	/	/	P	/	P	/	P	P	P	/	P	P	/	/	MP	/	(Reserved)
	Medical treatment facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	/	/	MP	/	30-4.C.3.
	Outpatient facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	/	/	MP	/	
Institutions	Assisted living facility	/	/	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Auditorium	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.3.
	Club or lodge	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Convention center	/	/	/	/	/	/	/	P	/	/	P	P	P	P	P	/	/	/	/	MP	/	30-4.C.3.
	Community Reintegration Center	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	/	MP	/	MP	30-4.C.3.
	Nursing home	/	/	/	/	S	S	/	P	P	P	P	P	S	S	/	/	/	/	MP	MP	MP	
	Psychiatric treatment facility	/	/	/	/	/	/	/	S	/	S	S	/	/	S	/	/	/	/	/	MP	/	
Parks and Open Areas	Religious institution	/	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	/	P	P	MP	MP	MP	30-4.C.3.
	Arboretum or botanical garden	P	P	P	P	P	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Cemetery	S	S	S	S	S	S	/	S	S	S	P	P	/	/	/	/	/	/	/	/	/	30-4.C.3.
	Columbaria, mausoleum	P	P	P	P	P	P	/	P	P	P	P	P	P	P	/	P	/	/	/	/	/	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	/	/	/	MP	MP	MP	

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS		
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD-EC	PD-TN
	Golf course, public	S	P	P	P	S	P	/	P	/	P	P	P	/	/	/	/	/	/	MP	MP	MP	
	Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Public square or plaza	/	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	P	MP	MP	MP	
Public Safety	Correctional facility	/	S	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	P	/	/	/	30-4.C.3.
	Fire or EMS facility	/	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Police substation	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Police station	/	P	S	S	S	P	S	P	P	P	P	P	P	P	/	/	P	P	MP	MP	MP	
Transportation/ Communication	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	S	/	S	S	S	S	S	S	P	/	/	/	MP	/	30-4.C.3.
	Passenger terminal, surface transportation	/	/	/	/	/	S	/	P	S	P	P	P	P	P	/	P	P	P	MP	MP	MP	
	Small Wireless Facilities	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications tower, freestanding	/	S	S	S	S	S	/	S	S	S	S	S	/	/	P	S	S	S	MP	MP	MP	30-4.C.3.
	Utility, major	/	S	S	S	S	S	/	S	S	S	P	S	S	/	/	P	P	P	/	MP	/	30-4.C.3.
	Utility, minor	S	P	P	P	P	P	P	P	P	/	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USE CLASSIFICATION [1]																							
Adult Entertainment	Adult entertainment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Animal Care	Animal grooming	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Animal shelter	/	S	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	
	Kennel, indoor	/	S	/	/	/	/	/	S	S	S	P	S	/	S	/	/	P	/	/	MP	/	
	Kennel, outdoor	/	S	/	/	/	/	/	/	/	S	S	/	/	/	/	/	P	/	/	MP	/	
	Veterinary clinic	/	S	/	/	/	/	/	P	S	P	P	S	P	P	/	/	/	/	/	MP	/	

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		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC	PD- TN	
Conference and Training Centers	Conference or training center	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30-4.C.4.
Eating Establishments	Dinner theater	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Restaurant, with indoor or outdoor seating [4]	/	/	/	/	/	S	/	S	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Restaurant, with drive-through service [4]	/	/	/	/	/	/	/	/	/	P	P	S	/	/	/	P	/	/	/	MP	/	30-4.C.4.
	Specialty eating establishment [4]	/	/	/	/	/	S	/	/	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Food truck court	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	P	P	/	/	/	30-4.B.5.
Offices	Business services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	S	/	MP	MP	MP	30-4.C.4.
	Corporate headquarters	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	P	P	/	MP	MP	
	Financial services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	
	Professional services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	S	/	MP	MP	MP	
	Radio and television broadcasting studio	/	/	/	/	/	/	/	P	/	S	P	S	P	P	/	P	/	/	/	MP	/	
	Sales (including real estate)	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
Parking, Commercial	Parking lot	/	/	/	/	/	/	/	P	S	P	P	P	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Parking structure	/	/	/	/	/	/	/	S	S	P	P	P	P	P	P	P	P	/	MP	MP	MP	30-4.C.4.
	Parking Tractor Trailers etc.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Recreation/ Entertainment, Indoor	Commercial recreation, indoor	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Theater	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
Recreation/ Entertainment, Outdoor	Arena, amphitheater, or stadium	/	/	/	/	/	/	/	/	/	S	P	S	P	P	P	P	/	/	/	MP	/	30-4.C.4.
	Golf course, private	S	S	S	S	S	S	/	P	/	S	P	S	/	/	/	/	/	/	MP	MP	MP	
	Athletic field and clubhouse	P	P	S	S	S	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	
	Golf driving range	S	S	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	MP	MP	MP	
	Swimming pool, private	/	P	P	P	P	P	P	P	P	P	P	P	/	P	/	/	/	/	MP	MP	MP	30-4.C.4.

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	Swimming pool, non-profit	/	P	P	P	P	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.4.
	Tennis court	/	P	P	P	P	P	P	P	P	P	P	P	/	/	/	P	/	/	MP	MP	MP	30-4.C.4.
	Other commercial recreation, outdoor	/	/	/	/	/	S	/	/	S	S	P	P	P	P	/	/	P	P	MP	MP	MP	
Retail Sales & Services	Bar, nightclub, or cocktail lounge	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.
	Entertainment establishment	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	/	MP	MP	MP		
	Gasoline sales	/	/	/	/	/	/	/	/	S	P	P	S	S	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Crematory	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	P	P	/	/	/	
	Financial institution, without drive-through service [4]	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	
	Financial institution, with drive-through service [4]	/	/	/	/	/	/	/	P	S	P	P	P	S	P	P	P	/	/	/	MP	/	30-4.C.4.
	Funeral home	/	/	/	/	/	/	/	/	/	P	P	S	P	P	/	/	/	/	/	MP	/	
	Laundromat	/	/	/	/	/	P	P	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Personal services establishment	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	30-4.C.4.
	Tattoo parlor/body piercing establishment	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	/	/	MP	/	
	Repair establishment	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.
	Convenience store, without gas sales	/	/	/	/	/	P	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Convenience store, with gas sales [4]	/	/	/	/	/	/	/	/	S	P	P	S	S	P	/	P	/	/	MP	MP	MP	30-4.C.4.
	Drug store or pharmacy, without drive-through service [4]	/	/	/	/	/	P	/	/	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Drug store or pharmacy, with drive-through service	/	/	/	/	/	/	/	/	S	P	P	P	S	P	/	P	P	/	/	MP	/	30-4.C.4.
	Flea market	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	P	/	/	/	/	30-4.C.4.

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	Grocery store	/	/	/	/	/	/	/	/	P/S	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Liquor store	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Retail sales establishment, large [4]	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	S	S	/	/	MP	/	30-4.C.4.
	Electronic gaming operation	/	/	/	/	/	/	/	/	/	P	S	/	/	/	/	/	S	/	/	/	MP	30-4.C.4.
	Other retail sales establishments [3], [4]	/	/	/	/	/	/	/	/	P/S	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Brewpub	/	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	/	/			
Self-Service Storage	Mini-warehouse (with external access)	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	P	P	/	MP	/	30-4.C.4.
	Mini-warehouse (internal access only)	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	P	/	MP	/	
Vehicle Sales and Services, Heavy	Aircraft parts, sales, and maintenance	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	S	/	/	S	/	/	P	P	/	/	/	30-4.C.4.
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
	Transmission shop	/	/	/	/	/	/	/	/	/	/	S	/	/	P	P	/	P	P	/	MP	/	30-4.C.4.
	Boat and marine rental and sales	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	P	/	MP	/	
	Truck stop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	
Vehicle Sales and Services, Light	Automotive parts and installation	/	/	/	/	/	/	/	/	/	P	P	/	S	S	/	/	P	/	/	/	/	30-4.C.4.
	Automobile repair and servicing (without painting/body-work)	/	/	/	/	/	/	/	/	/	S	P	S	/	S	/	/	P	P	/	MP	/	30-4.C.4.
	Automobile sales or rentals	/	/	/	/	/	/	/	/	/	P	P	S	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Car wash or auto-detailing	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	/	MP	MP	MP	30-4.C.4.
	Taxicab service	/	/	/	/	/	/	/	/	/	S	P	P	P	P	/	/	/	/	/	MP	/	

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																				ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
	Tire/muffler sales and mounting	/	/	/	/	/	/	/	/	/	P	P	/	/	P	/	/	P	P	/	MP	/	30-4.C.4.
Visitor Accommodations	Bed and breakfast inn	/	/	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Hotel or motel [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.
	Hotel or motel, extended stay [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.
	Tourist Home	/	/	/	/	/	S	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
INDUSTRIAL USE CLASSIFICATION [1]																							
Extractive Industry	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	30-4.C.5.	
Industrial Services	Building, heating, plumbing, or electrical contractor with outside storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	/	MP	/		
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	/	MP	/	30-4.C.5.	
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/		
	General industrial service	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/		
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	/	MP	/	30-4.C.5.	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/		
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	P	P	/	/	/	30-4.C.5.	
	Machine shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	/	MP	/	30-4.C.5.	
	Office-warehouse	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	P	P	/	MP	MP	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	S	P	P	P	/	P	/	P	P	P	/	MP	/	30-4.C.5.
	Research and development	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	P	P	/	MP	/	
	Tool repair	/	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	P	P	/	/	/	30-4.C.5.
Manufacturing and	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	P	/	MP	/		

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
“/” = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC	PD- TN		
Production	Manufacturing, high impact/hazardous	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	P	/	MP	/	30-4.C.5.	
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/		
	Research and Technology Production	/	/	/	/	/	/	/	/	S	P	P	/	/	P	/	/	P	P	/	/	/		
	Microbrewery	/	/	/	/	/	/	/	/	/	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.	
	Microdistillery	/	/	/	/	/	/	/	/	/	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.	
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/			
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/	30-4.C.5.	
	Parcel services	/	/	/	/	/	/	/	/	/	/	P	/	S	P	/	/	P	P	/	MP	/	30-4.C.5.	
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/			
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/		
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/		
Waste-Related Services	Energy recovery plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	S	/	/	/	30-4.C.5.	
	Hazardous waste collection sites	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/		
	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	P	/	/	/		
	Land application of wastes	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/		
	Landfill, land clearing and inert debris or construction debris	/	S	/	/	/	/	/	/	S	/	/	S	S	/	/	/	/	S	S	/	/	/	30-4.C.5.
	Landfill, sanitary	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
	Recycling center	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
	Recycling drop-off center	/	/	/	/	S	S	S	P	P	P	P	P	/	P	/	/	P	P	MP	MP	MP	30-4.C.5.	
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	30-4.C.5.	
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/		
	Waste composting	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
Wholesale sales	All uses	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	S	P	/	/	MP	/	30-4.C.5.	

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
"/" = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL					BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD-EC

NOTES:

- [1] Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located adjacent to or across a local street or alley from single-family residential development in accordance with Section Transitional Standards. Cottage developments require a Neighborhood Compatibility Permit (see Section 30-2.C.21).
- [2] Individual manufactured homes located outside of a manufactured home park may only be established on lots located within the Manufactured Home Overlay district.
- [3] New construction for individual retail uses over 2,500 square feet in the NC zoning district must be approved through the Special Use Permit process.
- [4] In the BP district not more than a cumulative total of 40% of the developable area or 30% of the total area, whichever is less, of each Business Park development shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail sales and services. Such uses as a park or recreation facility within the BP development shall not be counted toward this commercial use or supportive use limitation. Restaurants with drive-thru service and Convenience Stores with gas sales and drive-thru service shall be limited to the periphery of the BP and within the greater of 1500 feet from an interstate centerline or 1250 feet from the nearest access road to that interstate. All other commercial uses shall be located on the periphery of the Business Park development or at a major intersection. These use types in a BP Business Park district must meet the standards for commercial, office and mixed use in Table 30-5.C.3 Required Open Space/Parkland Dedication and Article 30-5.I Commercial, Office and Mixed Use Design Standards.
- [5] In MR-5 districts, permitted uses shall be established only on parcels abutting and accessed by an Arterial, Collector, or Major Street, as defined in Article 3 Definitions.

(Ord. No. S2011-008, §§ 7, 12.2a, 7-25-2011; Ord. No. S2011-013, §§ 1.5, 1.8, 2.2a, 8.3, 11-28-2011; Ord. No. S2011-014, § 3, 11-28-2011; Ord. No. S2012-001, § 5.1, 1-23-2012; Ord. No. S2012-011, § 1, 5-29-2012; Ord. No. S2012-024, §§ 5—7, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, § 11, 2-11-2013; Ord. No. S2014-002, § 2, 3a, 5b, 1-13-2014; Ord. No. S2014-012, § 2, 8-11-2014; Ord. S2014-015, §§ 2b, 4, 8-11-2014; Ord. S2016-007, § 2, 6-27-2016; Ord. S2017-004, § 1a-c, 6-26-2017; Ord. No. S2019-008, § 1, 04/23/2019; Ord. No. S2019-009, § 1, 04/23/2019; Ord. No. S2020-011, § 2, 11/23/2020; Ord. No. S2021-004, § 3, 04/15/2021; Ord. No. S2021-042, § 1, 10/25/2021; Ord. No. S2021-043, § 1, 10/25/2021; Ord. No. S2021-044, § 1, 10/25/2021; Ord. No. S2022-003, § 1, 03/28/2022; Ord. No. S2022-023, § 1, 09/26/2022; Ord. No. S2023-001A, § 1, 01/26/2023; Ord. No. S2023-018, § 1, 03/23/2023; Ord. No. S2023-018D, § 1, 03/23/2023)

Effective on: 4/15/2021

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Planning Commission finds that the proposed UDO Text Amendments in case TA24-009 are consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
Goal #1: Focus value and investment around infrastructure and strategic nodes	X	
GOAL #3: Encourage redevelopment of strip commercial areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.	X	
1.2: Encourage more intense uses, a greater mix of uses, and denser residential types in key focal areas. <ul style="list-style-type: none">• Regional Centers and Community Centers• Neighborhood Mixed Use• Downtown	X	
1.6: Require adequate infrastructure to be in place before or in tandem with new development	X	
1.7: Encourage a logical progression of housing development and discourage "leapfrog" development <ul style="list-style-type: none">• Leapfrog development is development that occurs in areas away from existing development and in areas currently not served by infrastructure or adjacent to services, esp. water/sewer. This type of growth can lead to higher costs of providing urban services.	X	
LUP 2: Encourage Economic Development	X	

<p>2.1: Encourage economic development in designated areas</p> <ul style="list-style-type: none"> Encourage economic development in key areas including Downtown, Office/Institutional Areas, Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas 	X	
LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	X	
<p>3.2: Identify potential barriers to redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards</p> <ul style="list-style-type: none"> Consider incentives for redevelopment of underutilized commercial properties including: <ul style="list-style-type: none"> Allowance of higher-density residential types Reduced setbacks and parking Consider incentives for reinvestment in distressed neighborhoods including: <ul style="list-style-type: none"> Develop land use regulations that allow for diverse housing offerings that allow people to transition to multiple types of housing in different stages of life without having to leave their neighborhood Create targeted, city-funded grant opportunities for developers and individual property owners alike to invest in their homes and neighborhoods Using previous plans such as the Bonnie Doone Redevelopment Plan or Shaw Heights Plan as a guide, readdress and develop concept area plans for neighborhoods that need it the most and advertise the results created to help spur private sector interest. 	X	
LUP 4: Create well-designed and walkable commercial and mixed-use districts.	X	
<p>4.1: Ensure new development meets basic site design standards.</p> <ul style="list-style-type: none"> Standards should include: <ul style="list-style-type: none"> Connected streets, entrances, and parking lots Sidewalks and pedestrian pathways on both sides of all public rights-of-way (at the minimum) High-quality building materials Landscaping, shade, and street trees Perimeter buffers Low-level parking lot screening Stormwater retention and infiltration 	X	

<p>4.2: Encourage context-sensitive site design</p> <ul style="list-style-type: none"> • Design commercial and mixed-use areas to be walkable areas with pedestrian connections between uses and buildings <ul style="list-style-type: none"> ○ Encourage buildings to be located close to the street, especially near key intersections, with parking located to the side or behind buildings ○ Require short block lengths (max. 400 to 600 feet) and connections to adjacent development (crosswalks, etc.) • Ensure development standards specify: <ul style="list-style-type: none"> ○ Transition in building scale between new buildings and surrounding neighborhoods ○ Building and parking orientation and design ○ Landscaped buffers, tree save areas, and site design that provides transitions between more and less intense uses 	X	
LUP 6: Encourage development standards that result in quality neighborhoods	X	
<p>6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space</p> <ul style="list-style-type: none"> • Require a connected system of streets in new development and stub outs to areas of future development • Require sidewalks in new developments along both sides of public roadways (including the frontage of properties and internal roads) • Encourage commonly-accessible open spaces in new residential subdivisions • Require street trees in high-density residential developments and commercial areas • Require canopy trees in new single-family neighborhoods 	X	
LUP 7: Encourage a mix of housing types for all ages and incomes	X	
<p>7.1: Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods, especially within and near Downtown and designated Regional, Community, and Neighborhood Centers</p> <ul style="list-style-type: none"> • Establish incentives for encouraging select underutilized commercial areas and strip malls to be converted to higher-density residential uses 	X	

<p>7.2: Allow a mix of smaller-scale detached and attached housing in Medium Density Residential and Neighborhood Improvement areas (as identified on the Future Land Use Map)</p> <ul style="list-style-type: none"> Housing types in these areas could include smaller-lot patio homes, duplexes, triplexes, quadplexes, and townhomes <ul style="list-style-type: none"> Greater flexibility in allowable housing types, setbacks, or parking requirements could be considered for Neighborhood Improvement areas to encourage reinvestment Design standards could be implemented to encourage compatibility with existing development in these areas. Standards could include: <ul style="list-style-type: none"> Architectural standards Open space requirements Parking design criteria (i.e. location, planting requirements) 	X	
--	----------	--

3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	OR		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Additional comments, if any (write-in):

March 19, 2024

Date

Chair Signature

Print



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 24-3904

Agenda Date: 3/19/2024

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Public Hearing
(Public & Legislative)

Agenda Number: 5.01

TO: Mayor and Members of City Council

THRU: Planning Commission
Will Deaton, AICP - Planning & Zoning Division Manager

FROM: Craig Harmon - Senior Planner

DATE: March 19, 2024

RE:

ALT24-01: Alternative Sign Plan as requested by Fayetteville State University located at 1200 Murchison Road.

COUNCIL DISTRICT(S):

2 - Malik Davis

Relationship To Strategic Plan:

Strategic Operating Plan FY 2022

Goals 2027

- Goal 1: Safe and Secure Community
 - Objective 1.2 - To ensure traffic and pedestrian safety
- Goal 2: Responsive City Government Supporting a Diverse and Viable Economy
 - Objective 2.4 - To sustain a favorable development climate to encourage business growth.
- Goal 4: Desirable Place to Live, Work, and Recreate
 - Objective 4.5 - To ensure a place for people to live in great neighborhoods

Executive Summary:

Fayetteville State University has requested an Alternative Sign Plan to address its specific signage needs. The university would like to install 60 banners (5 square feet each) along an existing wrought iron fence. The request also includes 13 banners (105.7 square feet each) to be installed on every other brick fence panel.

Tabled at the Commission in order for a representative from Fayetteville State University to be in attendance to answer questions and to provide more details.

Background:

Owner: Fayetteville State University

Applicant: Tina Raines, Fayetteville State University

Zoning District: UC - University College

Property Address: 1200 Murchison Road

Size: 133.52 Acres

Existing Land Use: University

Adjoining Land Uses & Zoning:

- North: Single Family 6 (SF-6) and Mixed Residential 5 (MR-5) - Residential
- East: Single Family 6 (SF-6) - Residential
- South: Single Family 6 (SF-6) and Mixed Residential 5 (MR-5) - Residential
- West: Mixed Residential 5 (MR-5), Office & Institutional (OI), and Limited Commercial (LC) - Residential and Commercial

Issues/Analysis:

Section 30-5.L.10.g - Alternative Signage Plan:

Regardless of the other provisions of this Article, the Planning Commission may, at its sole discretion, approve a signage plan for certain development projects listed in this section. The approved signage plan may include signs of different sizes, types, locations, placements, and heights otherwise enumerated in this Article.

The purposes behind this section are as follows:

- a. To permit creativity in sign design and placement to address site issues and constraints associated with topography, pedestrian orientation, wayfinding other conditions unique to the subject development.
- b. To encourage the development of comprehensive signage plans for large developments that promote an integrated approach to sign design and placement that is both attractive and informative.

Section 30-5.L.10.g provides for five standards to be considered. Each standard is listed below along with the applicant's response and staff analysis.

The Unified Development Ordinance currently allows for banners to be installed on private light poles. The long-term goal of the university is to install private poles to install pole banners. However, due to ongoing development on campus, this is not currently feasible. The university would like to install banners along the existing fence that surrounds the campus. They would also like to install banners on the existing brick fence panels. These banners aim to further the brand of the university and provide information about educational opportunities at the university. The Planning Commission has the authority to impose conditions upon an Alternative Sign Plan to address any possible concerns regarding the number or size of the proposed banners.

- 1. The extent to which the proposed signage plan deviates from the sign allowances otherwise applicable in this Article:**

The applicant states “Current city ordinance allows for bow flags and pole banners. FSU requests an alternative signage plan to install signage along the front of campus facing Murchison Road and Langdon Road on the section with the brick fence bordering Nick Jeralds Stadium.”

2. The rationale provided by the applicant for the deviations:

The applicant would like “Fayetteville State University’s vision for signage is to install tall, wrought iron poles with pole banners around perimeter of campus, but current and projected campus construction makes this infeasible at this time.”

3. The extent to which the signage plan promotes city goals for way-finding, pedestrian-orientation, and business identification:

Per the applicant, “The signage will support the University’s visual communication vision to brand and identify the location of the university; inform the citizens of Fayetteville of education opportunities and continue to enhance the Murchison corridor.”

4. The degree to which the signage plan creatively and effectively addresses the issues and constraints unique to the site with regard to signage:

The applicant stated, “The alternative plan proposed allows for branding signage within existing infrastructure and will not impede traffic flow.”

5. The degree to which the signage plan creates a unified approach to development signage that is attractive and effective in communication.

Documentation was provided “to demonstrate the professionalism, creativity, and simplicity of the proposed signage.”

Budget Impact:

Options:

The Commission may deny or approve the proposed signage plan in part or in total and may establish conditions regarding approval.

Possible Motions

- Approval
- Approval with conditions
- Denial

Recommended Action:

Staff recommends approval of the Alternative Sign Plan request as described above because finding(s) 1-5 appear to have been met with the evidence currently submitted.

Attachments:

1. Application with sign renderings



Alternative Signage Plan Application Form

433 Hay Street, Fayetteville, North Carolina 28301

Phone: 910-433-1612 Fax: 910-433-1776

Meeting Date: _____

Approved/Denied: _____

Notes:	Case #: _____ Date Submitted: _____ Payment Received: _____		
1. The purpose behind an Alternative Signage Plan is to permit creativity in sign design and placement to address site issues and constraints associated with topography, pedestrian-orientation, wayfinding and other conditions unique to the subject development and to encourage the development of comprehensive signage plans for large developments that promote an integrated approach to sign design and placement that is both attractive and informative. 2. Please reference Article 30-5.L.10 of the City code for more information.			
1. General Project Information			
Project Address:		Murchison Road and Langdon Street along the fenceline of Fayetteville State University	
Tax Parcel Identification Number:		0438037602000	
Owner Name:		Fayetteville State University	
Owner's Address:		1200 Murchison Road, Fay, NC	Lot Area/Acreage: _____
Is this application associated with another application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what type? _____			
Base Zoning District:		Mixed-use district	Overlay Zoning District: Murchison Road Overlay District
2. Written Description of Request – Answer all the questions under this section. Attach additional sheets as needed			
A) Explain the extent to which the proposed signage plan deviates from the sign allowances otherwise applicable in the ordinance.			
<p>Current city ordinance allows for bow flags and pole banners.</p> <p>FSU requests an alternate signage plan to install signage along the front of campus facing Murchison Road and Langdon Road on the section with the brick fence bordering Nick Jeralds Stadium.</p>			
B) Explain the rational for the deviations.			
<p>Fayetteville State University's (FSU) vision for signage is to install tall, wrought iron poles with pole banners around perimeter of campus, but current and projected campus construction makes this infeasible at this time.</p>			
C) Explain the extent to which the signage plan promotes the city goals for way-finding, pedestrian-orientation, and business identification.			
<p>The signage will support the University's visual communication vision to brand and identify the location of the university; inform the citizens of Fayetteville of educational opportunities and continue to enhance the Murchison Road corridor.</p>			
D) Explain the degree to which the signage plan creatively and effectively addresses the issues and constraints unique to the site with regard to signage.			

The alternative plan proposed allows for branding signage within existing infrastructure and will not impede traffic flow.

E) Explain the degree to which the signage plan creates a unified approach to development signage that is attractive and effective in communication.

Mock-ups are attached to demonstrate the professionalism, creativity and simplicity of the proposed signage.

3. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Alternative Signage Plan Application |
| <input checked="" type="checkbox"/> | Application fee of \$250.00 |
| <input checked="" type="checkbox"/> | A site plan indicating all proposed signage to include sign dimensions |

4. Primary Point of Contact Information

Primary Point of Contact Name:	Tina Raines		
Mailing Address:	1200 Murchison Road, Fayetteville, NC 28301	Fax No.:	
Phone No.:	910-672-1697	Email:	traines1@uncfsu.edu

5. Owner Information

Owner Name:	Fayetteville State University		
Mailing Address:	1200 Murchison Road, Fayetteville, NC 28301	Fax No.:	
Phone No.:	910-672-1111	Email:	traines1@uncfsu.edu
Signature:		Date:	2/8/24

Alternative Signage Plan

Fayetteville State University is requesting an alternative signage arrangement to place signs along the wrought iron fence and brick wall facing Murchison Road and along Langdon Road on the section with the brick fence bordering Nick Jeralds Stadium.

The University's vision for signage is to install tall, wrought iron poles with pole banners around the perimeter of campus, but current and projected campus construction makes this infeasible at the time.

The proposed signage is professional designed and will be professionally installed and maintained.



Wrought Iron Fence Signage

FSU proposes 60 - 20" x 36", 2-sided banners installed perpendicularly to the fence



Brick Wall Fence Signage

FSU proposes 13 - 224" x 68" banners installed flat into every other fence panel, within the indentations