



**Goodyear Professional Plaza  
Comprehensive Sign Package**

**October 25, 2021**



# GOODYEAR PROFESSIONAL PLAZA CSP



## BACKGROUND

- Zoned C-2 (General Commercial) – 2007
- Site Plan – 2010
- CSP – 2010
- Revised Site Plan – 2018
- Minor Land Division – 2019
  - Subject property Lot 3C – 1.92 acres
- Site Plan for Goodyear Professional Plaza – 2020
  - Two-story office building - 25,773 SF

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## CURRENT POLICY

- CSP – Comprehensive and coordinated signage with enhanced design
- Modifications may be requested (larger signs, additional signs)
- If so, then CSP requires P&ZC review and CC approval

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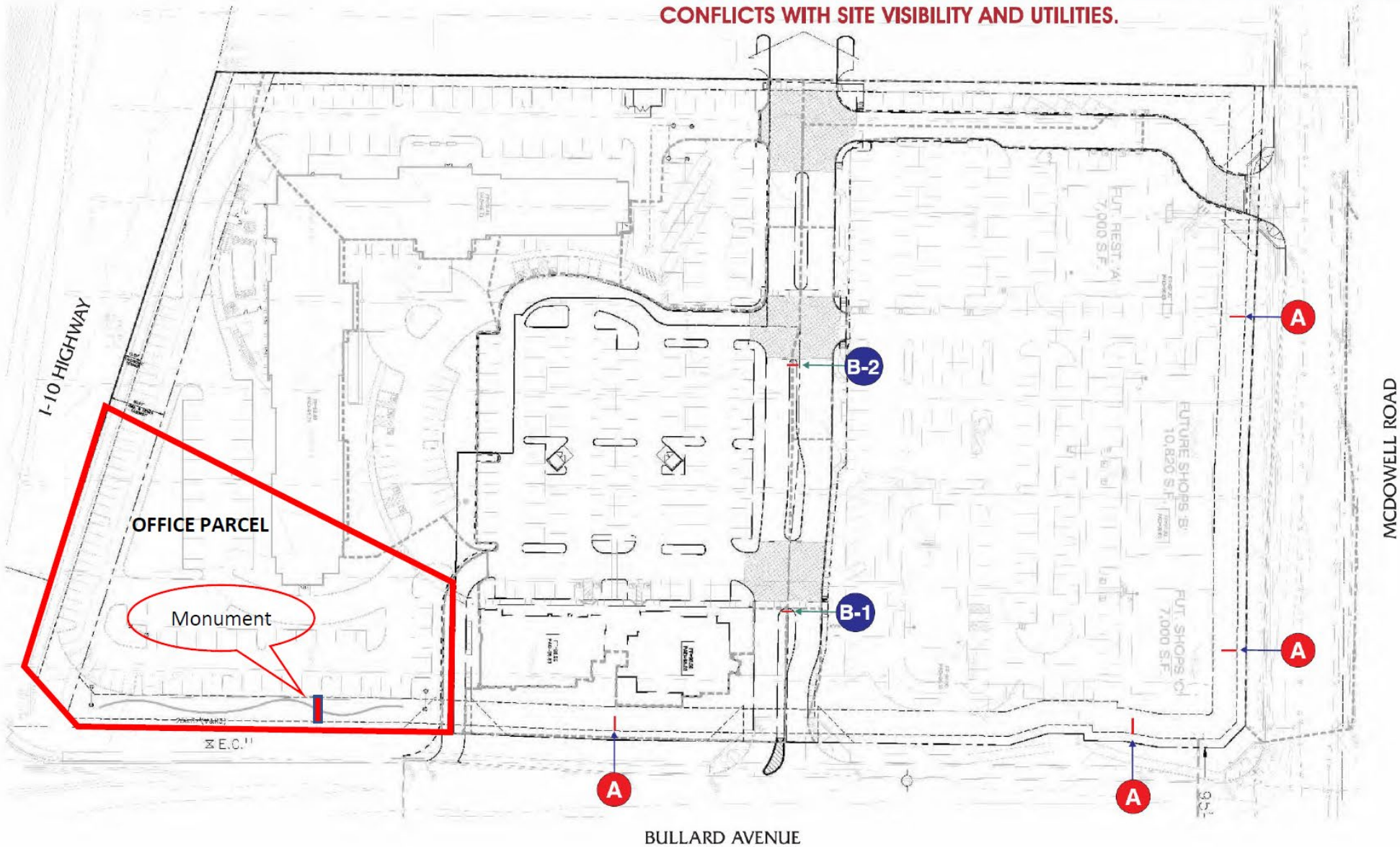


## REQUEST

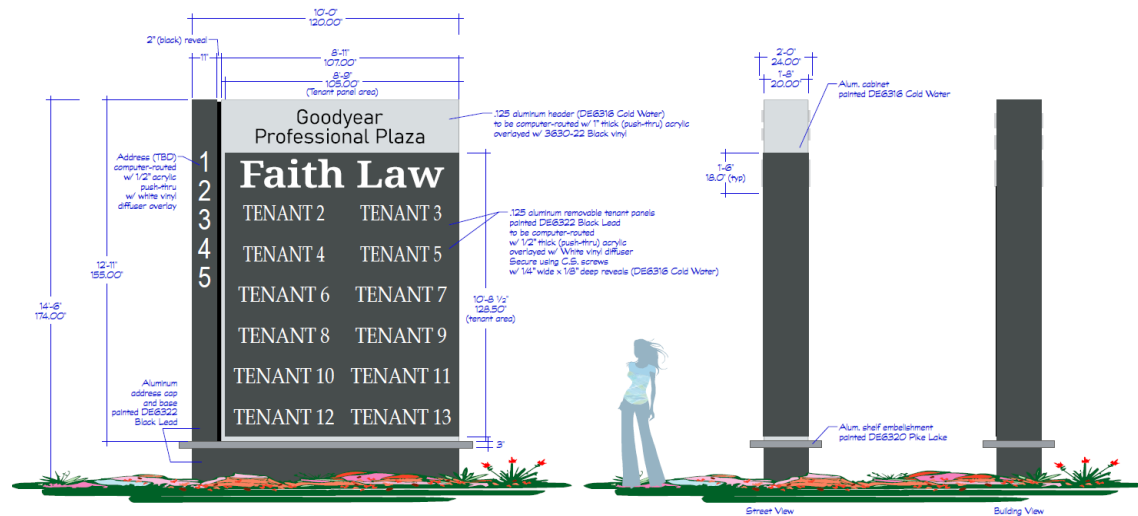
- Existing 2010 CSP did not anticipate office use
- Supplemental CSP for office building
  - Wall signs on building
  - Monument sign along Bullard Ave
- Modifications:
  - Additional monument sign
  - Larger wall signs – north elevation

FREESTANDING SIGN LOCATION PLAN

NOTE: FINAL LOCATION OF FREESTANDING SIGNAGE WILL BE DETERMINED DURING THE SITE PLAN REVIEW AND/OR PERMITTING PROCESS TO ENSURE THERE ARE NO CONFLICTS WITH SITE VISIBILITY AND UTILITIES.



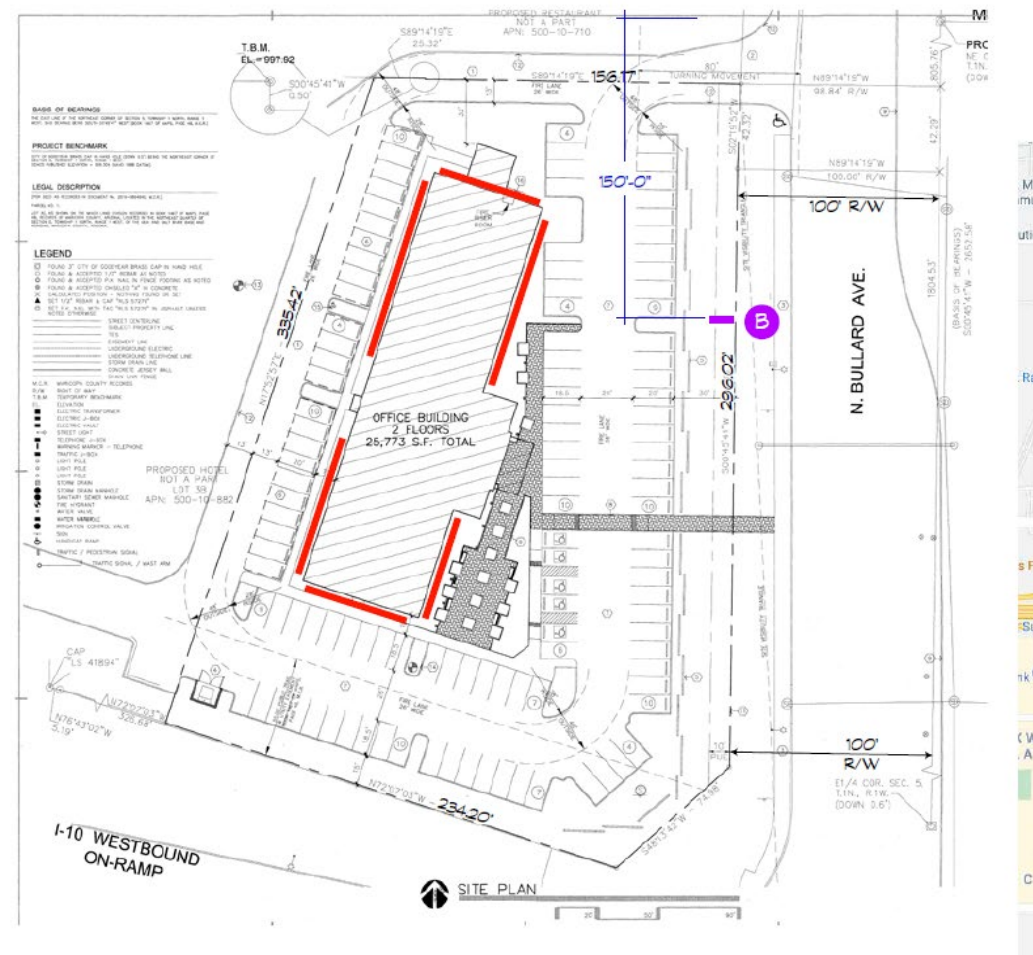
**A** = Sign Envelope  
42.5 sq ft @ 2'-6"



**B** INTERNALLY-ILLUMINATED DOUBLE-FACED MONUMENT SIGN  
Scale: 3/8" = 1'-0"  
Tenant Sign Area: 93.70 sf  
Header Sign Area: 5.12 sf

Fabricate & install one (1) int-illuminated, aluminum-construction, D/F monument display to match building architecture as illustrated.

\*Minimum separation is 150 feet from nearest sign.  
\*No other monument signs exist.



**A** Wall Signage

**B** Multi-tenant Monument Sign  
\*150' minimum separation between other future monument signs

SITE PLAN

1" = 60'



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## EVALUATION CRITERIA

- Do size & location offer sufficient visibility & legibility?
- Harmonious & enhanced design?
- Compatible with adjacent land uses?
  - Commercial corridor with interstate frontage
  - Similar land uses
  - Residential not nearby
  - Metal channel letters with halo lighting
  - Enhanced design consistent with 2010 CSP wall signage
  - Monument sign complements design of office building
  - Height and size consistent with other signs in center and surrounding area

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## FINDINGS & RECOMMENDATION

- Request meets evaluation criteria
- Modifications are acceptable
- Staff & PZC recommend approval
- Two stipulations