

VARIANCE(S):
V-2018-001

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2018-001

REQUEST: ADDITIONAL WALL SIGN

APPLICABLE SECTION: SECTION 1612 OF THE CITY OF SUWANEE
ZONING ORDINANCE

LOCATION: 3245 LAWRENCEVILLE SUWANEE ROAD

PARCEL: 7-169-165

ZONING: C-2A (SPECIAL COMMERCIAL DISTRICT)

APPLICANT: PB2 ARCHITECTURE + ENGINEERING
2809 AJAX AVENUE, SUITE 100
ROGERS, AR 72758

OWNER: WALMART REAL ESTATE BUSINESS TRUST
2001 SE 10TH STREET
BENTONVILLE, AR 72712

CONTACT: JIM GALLAGHER
CONTACT PHONE: 479-878-3617

STAFF RECOMMENDATION: **DENIAL**

ANALYSIS:

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for an additional wall sign for a business in a single tenant building. The business currently has seven signs and is requesting an additional sign, one more than the seven they have are allowed as a result of previous variances.

The surrounding area is characterized by commercial and office warehouse uses. Across Satellite Boulevard to the north is a site with three large office/warehouse buildings (zoned M-1). To the west of the subject property, across Lawrenceville-Suwanee Road is a Planned Mixed Use Development (PMUD) with commercial uses and a daycare center (zoned C-2). To the south of the subject parcel is a multi-tenant shopping center (zoned C-2A) and a bank (zoned C-2A). To the east of the subject property is an undeveloped site (zoned C-2A) and a multi-tenant shopping center (zoned C-2A).

The subject property is zoned C-2A (Special Commercial District). The subject parcel is 22.65 acres and is located at 3245 Lawrenceville-Suwanee Road. There is one building located on the site that was constructed for and has always been occupied by a Walmart Super Center. Access

to the site is provided via a right-in/right-out off Lawrenceville-Suwanee Road and two entrances with median cuts on Satellite Boulevard. The one story building is oriented towards Satellite along the southwestern portion of the property, near Lawrenceville-Suwanee Road.

The City of Suwanee Zoning Ordinance allows 1 wall sign per elevation with a maximum of 4 signs per building for a single occupant building (Section 1612). In 2002, the City granted Walmart 7 variances to allow 6 additional wall signs on the front façade of the building and 1 on the side. 6 of the variances were to allow for 6 additional signs, and 1 variance was to allow for a larger sign than allowed.

A wall sign is allowed to be up to 5% of the wall area of the façade the sign is affixed per section 1612 of the Zoning Ordinance. In this case, the size of the subject wall is 20,355 square feet. 5% of this wall area is 1,017 square feet. The combined square footage of the 6 signs for the front façade approved by previous variances is 1,027 square feet. This already exceeds the 5% normally allowed. The applicant is requesting an additional variance for one additional sign on the front façade. The proposed sign is 19.47 square feet.

The City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. A variance may be granted if the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good or if the variance will not undermine the intent of the zoning ordinance. In addition, a variance may be granted when such conditions are not the result of any actions of the property owner.

V-2018-001, if granted, would not be in harmony with the general purpose and intent of the Zoning Ordinance. Section 1612 of the Zoning Ordinance is intended to allow for a maximum number and size of signage for each business to ensure a quality aesthetic throughout the city. Walmart has already been granted 7 sign variances. Should this variance be granted, there would be 1,027 square feet of signage on the front of the building exceeding the allowed square footage by 10 square feet. Furthermore, there are no extraordinary or exceptional conditions on the subject property due to its size, shape, or topography that would create an unnecessary hardship under the provisions of the Zoning Ordinance which should give cause for an additional wall sign to be installed on the subject property. As such, staff recommends **DENIAL** of V-2018-001.

RECOMMENDED CONDITIONS

Based upon the findings and conclusions herein, staff recommends **DENIAL**.

Should the Board feel compelled to approve the Variance request, Staff recommends that approval be subject to the following conditions:

1. The sign shall be limited to 20 square feet.
2. No additional wall signage, other than any signage allowed under prior variances, shall be permitted on the building.

Standards for Consideration

Pursuant to Section 2009A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

A. Will approval of the variance unreasonably increase the congestion in public streets?

Approval of this variance would not increase the congestion in public streets.

B. Will approval increase the danger of fire or endanger public safety?

Approval of this variance would not increase the danger of fire or endanger public safety.

C. Will approval unreasonably diminish or impair established property values within the surrounding area?

Approval of the variance would not unreasonably diminish or impair property values within the surrounding area. However, the Zoning Ordinance regulates the size and number of signs to ensure a quality aesthetic throughout the City. The proposed signage exceeds City standards; therefore additional signage would have a negative effect on the aesthetics of the area.

D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?

Approval of this variance, with the appropriate conditions would not impair the public health, safety, comfort, morals, or welfare.

**APPLICATION FOR VARIANCE FROM THE
CITY OF SUWANEE ZONING BOARD OF APPEALS**

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

APPLICANT INFORMATION

Name: pb2 architecture + engineering
Address: 2809 Ajax Avenue, Suite 100
City: Rogers
State: AR 72758
Phone: 479.878.3617
E-mail address: jim.gallagher@pb2ae.com

OWNER INFORMATION

Name Walmart Real Estate Business Trust
Address 2001 SE 10th St.
City: Bentonville
State AR
Phone: 72712

CONTACT PERSON: Jim Gallagher PHONE: 479.878.3617

ADDRESS OF PROPERTY 3245 Lawrenceville Suwanee Road

LAND DISTRICT 7 LAND LOT 169 PARCEL 165 LOT

SUBDIVISION OR PROJECT NAME (IF APPLICABLE)

ZONING C2-A

VARIANCE REQUESTED The applicant is requesting a variance from Section 1612 Sign Standards of the Suwanee Zoning Ordinance to allow for an additional wall sign in excess of 200 square feet for an individual business on an individual lot.

NEED FOR VARIANCE The applicant has been granted a previous variance; and needs to make some changes in its identification signs requiring a new variance to meet those needs.

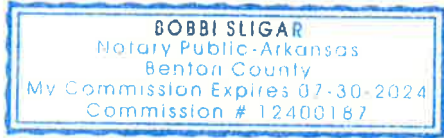
***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.
SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

*****The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance or application for amendment.**

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.

Jim Gallagher 1/5/18
Signature of Applicant Date
Jim Gallagher, Architect
Typed or Printed Name and Title



Bobbi Sligar 1/5/18
Signature of Notary Public Date

Notary Seal

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.

Machelle Tennill 1/5/18
Signature of Applicant Date
Machelle Tennill Acting Agent Walnut Street, I
Typed or Printed Name and Title

Jeffrey R. Davis
Notary Public, Benton County, Arkansas
#12374265
Expires December 14, 2019

Jeffrey R. Davis 1/5/18
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number _____ Variance _____ Administrative _____
Date Rec'd _____ Rec'd By _____ Hearing Date _____
Amount Rec'd _____ Receipt _____

ACTION TAKEN _____

SIGNATURE _____ DATE: _____

COLOR LEGEND

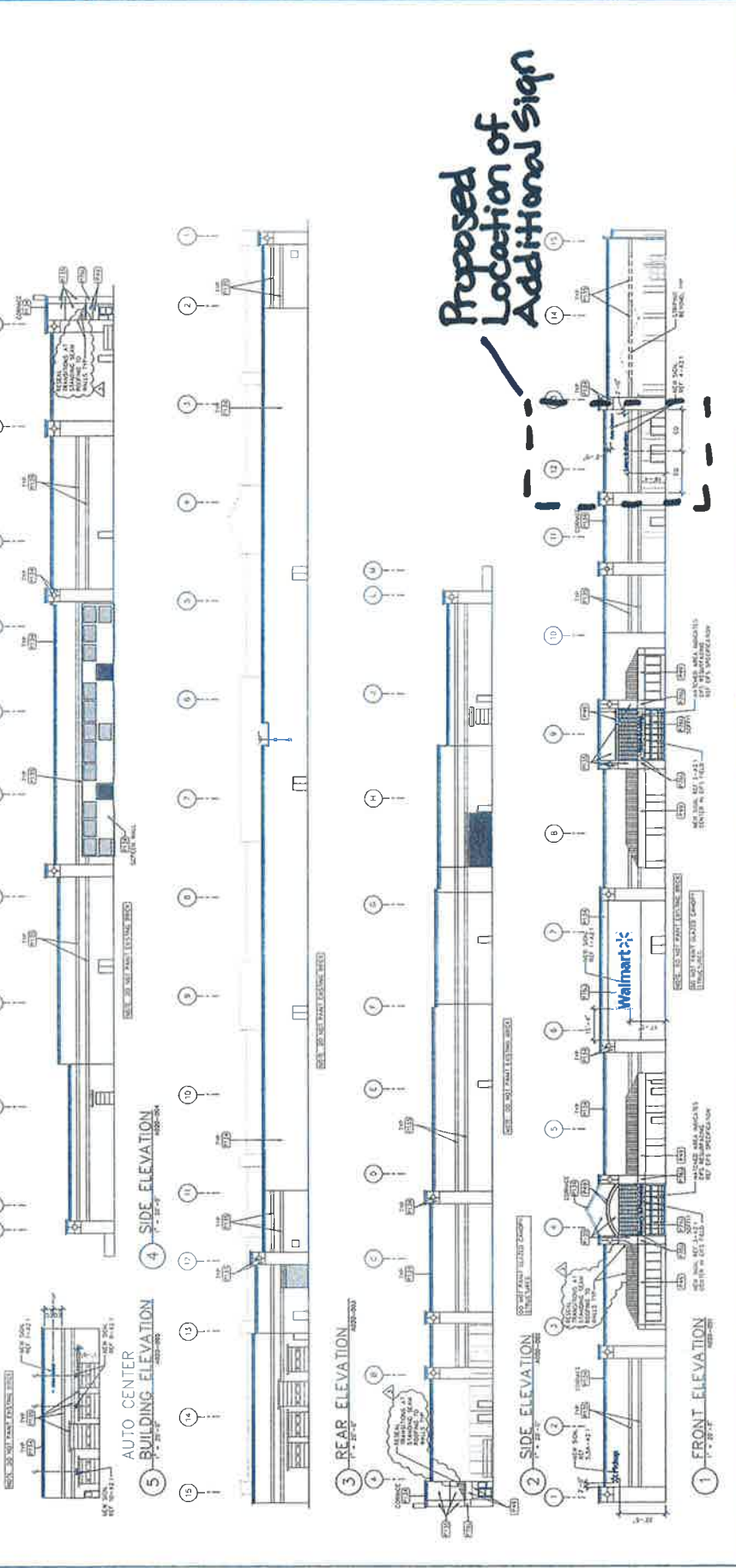
1. EXISTING MATERIALS - (1/8"=1'-0")
2. NEW MATERIALS - (1/8"=1'-0")
3. NEW MATERIALS - (1/8"=1'-0")
4. NEW MATERIALS - (1/8"=1'-0")
5. NEW MATERIALS - (1/8"=1'-0")

SHEET NOTES

1. CHECK WITH OWNER OF EXISTING WALLS TO BE DEMOLISHED.
2. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
3. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
4. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
5. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
6. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
7. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
8. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
9. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
10. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
11. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
12. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
13. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
14. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
15. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
16. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
17. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
18. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
19. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
20. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
21. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
22. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
23. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
24. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
25. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
26. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
27. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
28. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
29. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
30. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
31. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
32. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
33. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
34. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
35. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
36. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
37. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
38. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
39. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
40. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
41. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
42. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
43. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
44. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
45. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
46. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
47. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
48. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
49. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.
50. FINISH WITH EXISTING MATERIALS UNLESS NOTED OTHERWISE.

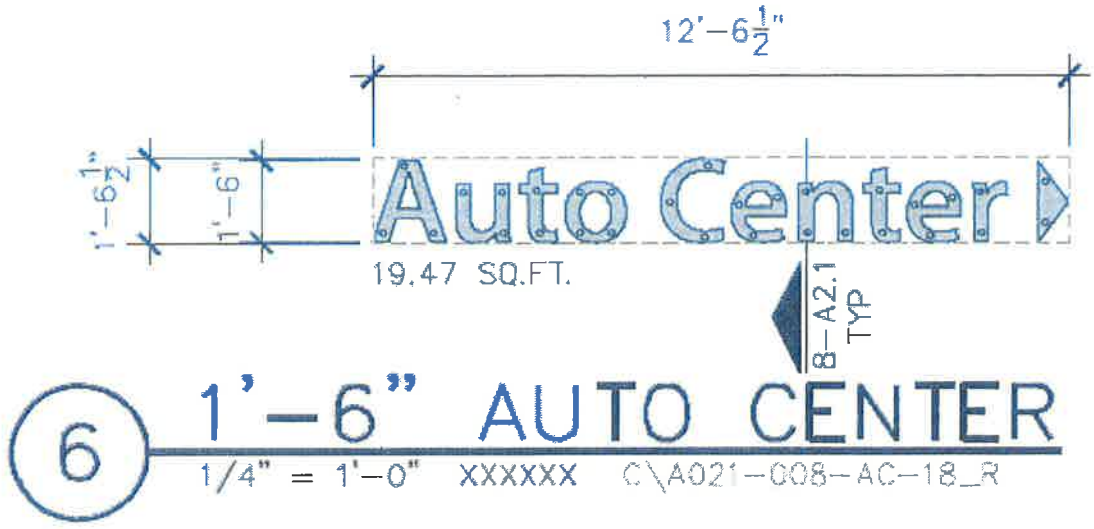
DEMOLITION NOTES

1. DEMOLISH EXISTING SIGN MOUNTING.
2. DEMOLISH EXISTING SIGN MOUNTING.
3. DEMOLISH EXISTING SIGN MOUNTING.
4. DEMOLISH EXISTING SIGN MOUNTING.
5. DEMOLISH EXISTING SIGN MOUNTING.
6. DEMOLISH EXISTING SIGN MOUNTING.
7. DEMOLISH EXISTING SIGN MOUNTING.
8. DEMOLISH EXISTING SIGN MOUNTING.
9. DEMOLISH EXISTING SIGN MOUNTING.
10. DEMOLISH EXISTING SIGN MOUNTING.
11. DEMOLISH EXISTING SIGN MOUNTING.
12. DEMOLISH EXISTING SIGN MOUNTING.
13. DEMOLISH EXISTING SIGN MOUNTING.
14. DEMOLISH EXISTING SIGN MOUNTING.
15. DEMOLISH EXISTING SIGN MOUNTING.
16. DEMOLISH EXISTING SIGN MOUNTING.
17. DEMOLISH EXISTING SIGN MOUNTING.
18. DEMOLISH EXISTING SIGN MOUNTING.
19. DEMOLISH EXISTING SIGN MOUNTING.
20. DEMOLISH EXISTING SIGN MOUNTING.
21. DEMOLISH EXISTING SIGN MOUNTING.
22. DEMOLISH EXISTING SIGN MOUNTING.
23. DEMOLISH EXISTING SIGN MOUNTING.
24. DEMOLISH EXISTING SIGN MOUNTING.
25. DEMOLISH EXISTING SIGN MOUNTING.
26. DEMOLISH EXISTING SIGN MOUNTING.
27. DEMOLISH EXISTING SIGN MOUNTING.
28. DEMOLISH EXISTING SIGN MOUNTING.
29. DEMOLISH EXISTING SIGN MOUNTING.
30. DEMOLISH EXISTING SIGN MOUNTING.
31. DEMOLISH EXISTING SIGN MOUNTING.
32. DEMOLISH EXISTING SIGN MOUNTING.
33. DEMOLISH EXISTING SIGN MOUNTING.
34. DEMOLISH EXISTING SIGN MOUNTING.
35. DEMOLISH EXISTING SIGN MOUNTING.
36. DEMOLISH EXISTING SIGN MOUNTING.
37. DEMOLISH EXISTING SIGN MOUNTING.
38. DEMOLISH EXISTING SIGN MOUNTING.
39. DEMOLISH EXISTING SIGN MOUNTING.
40. DEMOLISH EXISTING SIGN MOUNTING.
41. DEMOLISH EXISTING SIGN MOUNTING.
42. DEMOLISH EXISTING SIGN MOUNTING.
43. DEMOLISH EXISTING SIGN MOUNTING.
44. DEMOLISH EXISTING SIGN MOUNTING.
45. DEMOLISH EXISTING SIGN MOUNTING.
46. DEMOLISH EXISTING SIGN MOUNTING.
47. DEMOLISH EXISTING SIGN MOUNTING.
48. DEMOLISH EXISTING SIGN MOUNTING.
49. DEMOLISH EXISTING SIGN MOUNTING.
50. DEMOLISH EXISTING SIGN MOUNTING.



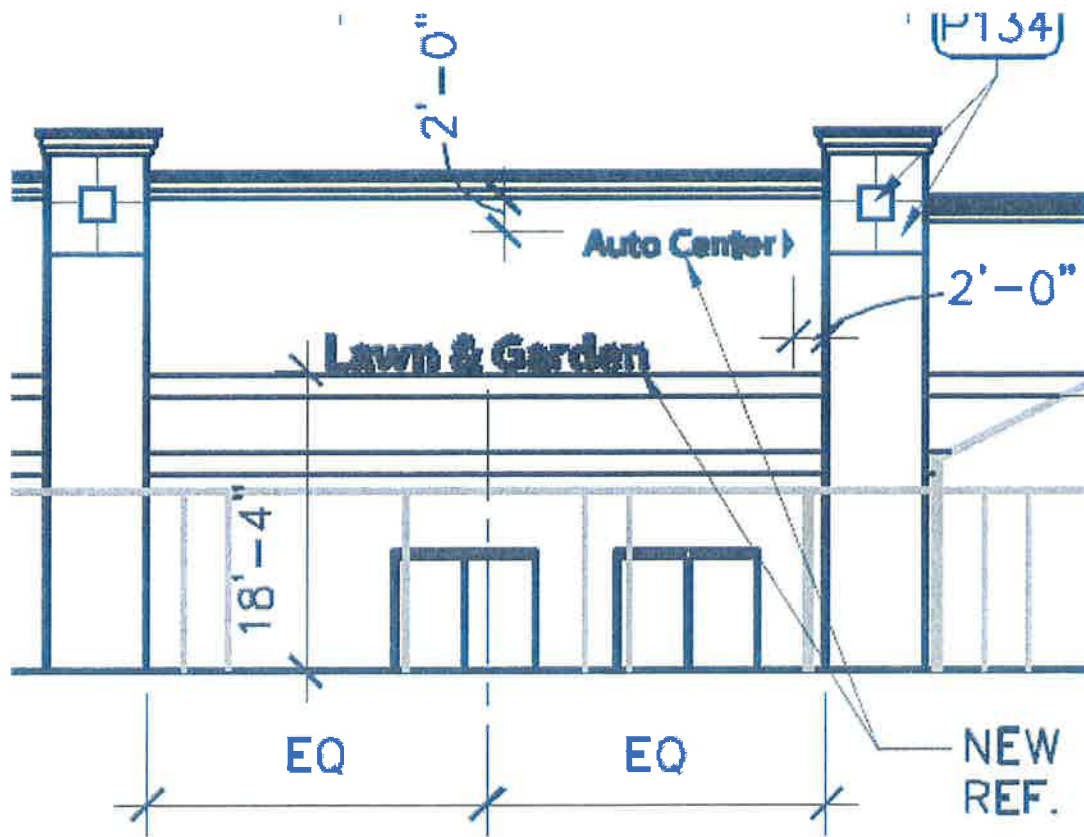
Existing signs & Proposed Additional Sign

V-2018-001



Proposed Additional Sign

V-2018-001



Proposed Location of
Additional Sign

V-2018-001

EXISTING SIGNAGE SCHEDULE

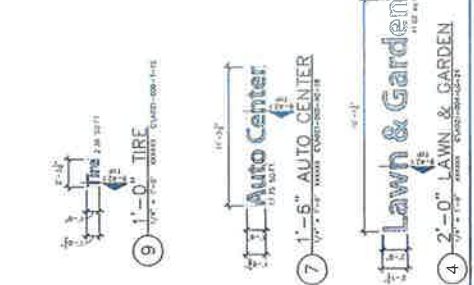
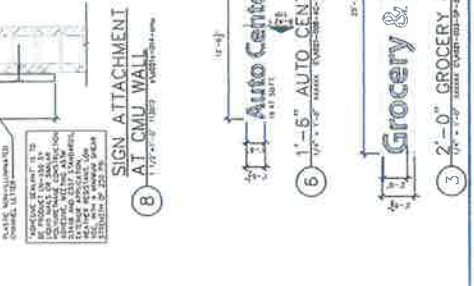
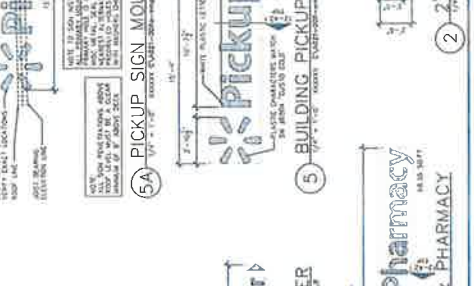
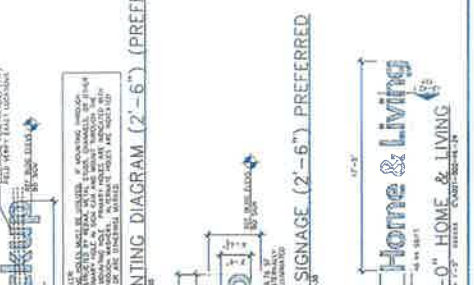
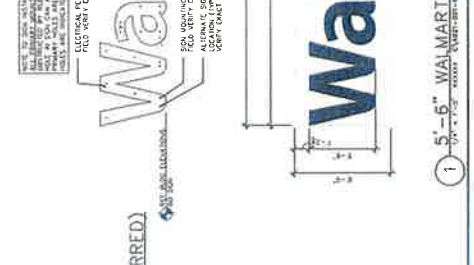
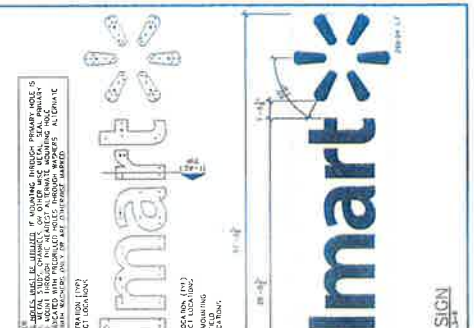
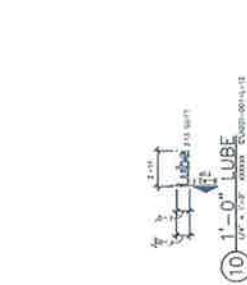
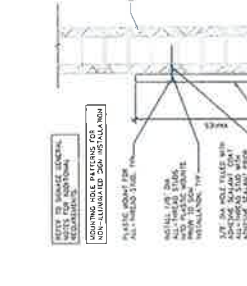
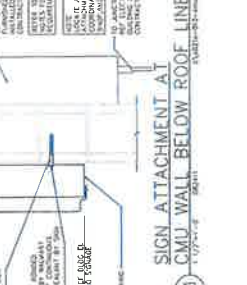
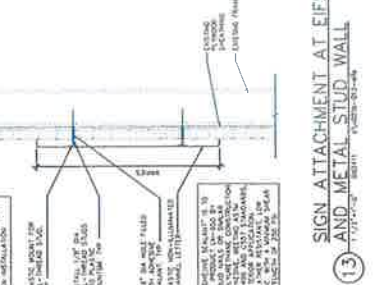
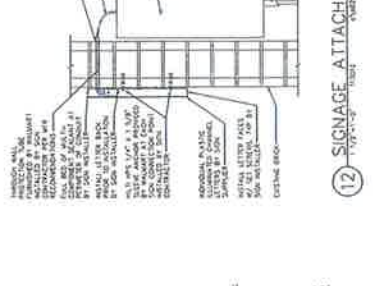
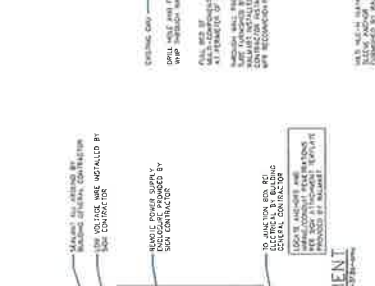
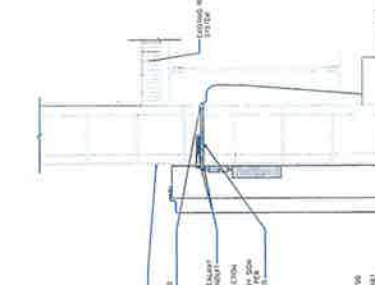
SIGNAGE LOCATION	SH	HEIGHT	COLOR	TEXT	FINISH	NOTES
EXISTING SIGNAGE						

NEW SIGNAGE SCHEDULE

SIGNAGE LOCATION	SH	HEIGHT	COLOR	TEXT	FINISH	NOTES
NEW SIGNAGE						

SIGNAGE GENERAL NOTES

- REVISIONS INDICATED BY RECTANGLE AND DETAILED BY CIRCLES.
- ALL CRILING UNLESS OTHERWISE SPECIFIED TO BE IN PLACE ON THE DATE OF INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING SIGNAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING SIGNAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING SIGNAGE.





Location Map V-2018-001



Legend

-  V-2018-001
-  major roads



1:6,029



Zoning Map V-2018-001

- Legend**
-  V-2018-001
 -  major roads

- ZONING**
-  C-1
 -  C-2
 -  C-2A
 -  C-3
 -  GCA
 -  IRD
 -  M-1
 -  O-1
 -  OI
 -  PMUD
 -  R-100
 -  R-140
 -  R-75
 -  R-85
 -  RM6
 -  RM8

