

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: March 2, 2020****CASE NUMBER**

6277

APPLICANT NAME

Springhill Medical Center

LOCATION

3715, 3719 Dauphin Street, and 141 Memorial Hospital Drive, and 3610 Springhill Memorial Drive
(South side of Dauphin Street Service Road, 1,168'± West of I-65 extending to the West side of I-65, 1,658'± South of Dauphin Street).

ANALYSIS

This is a request for a six-month extension of a previously approved Sign Variance to allow for multiple freestanding signs on a single business site in a B-1, Buffer Business District and B-3, Community Business District; the Zoning Ordinance only allows one freestanding sign on a single business site in a B-1, Buffer Business District and B-3, Community Business District.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's September 9, 2019 meeting. The applicant states as justification for the extension:

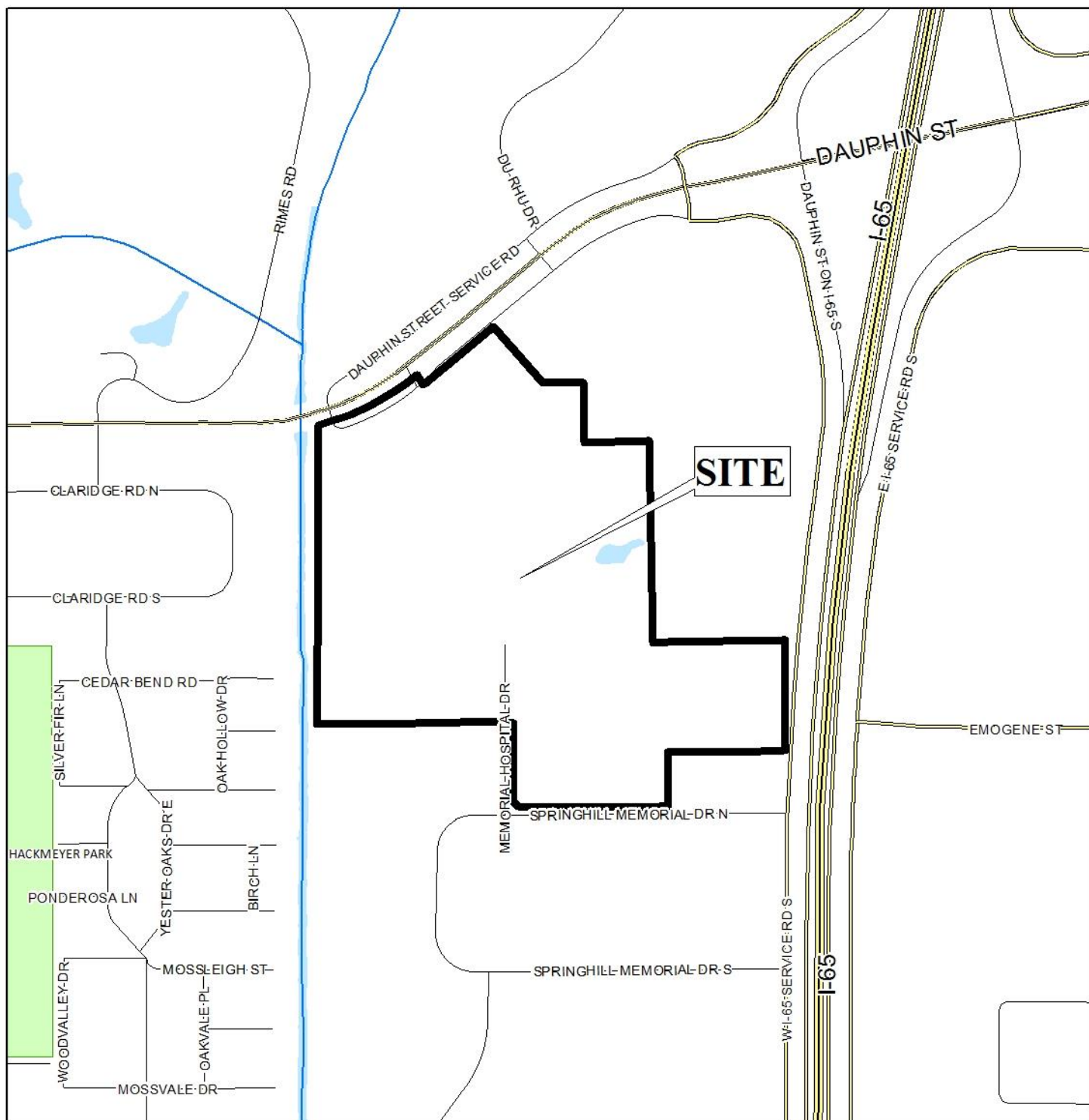
The hospital is undergoing a rebranding, and with that, selecting a new logo. Choosing a new logo has proven to be a challenge, and until one is selected, we can't proceed with fabrication of the signs. Currently, there are multiple firms working on designing a new logo, and all are confident a decision will be made shortly. However, we may need slightly more time than the expiration of our permit application permits. Thank you for your consideration.

There have been no changes in the surrounding area that would affect the variance as previously approved, nor have there been any changes to the regulations which would affect the previous approval. Therefore, the request for a six-month extension would seem in order under these circumstances.

RECOMMENDATION:

Based on the preceding, staff recommends approval of a six-month extension to allow for the issuance of permits for development.

LOCATOR MAP



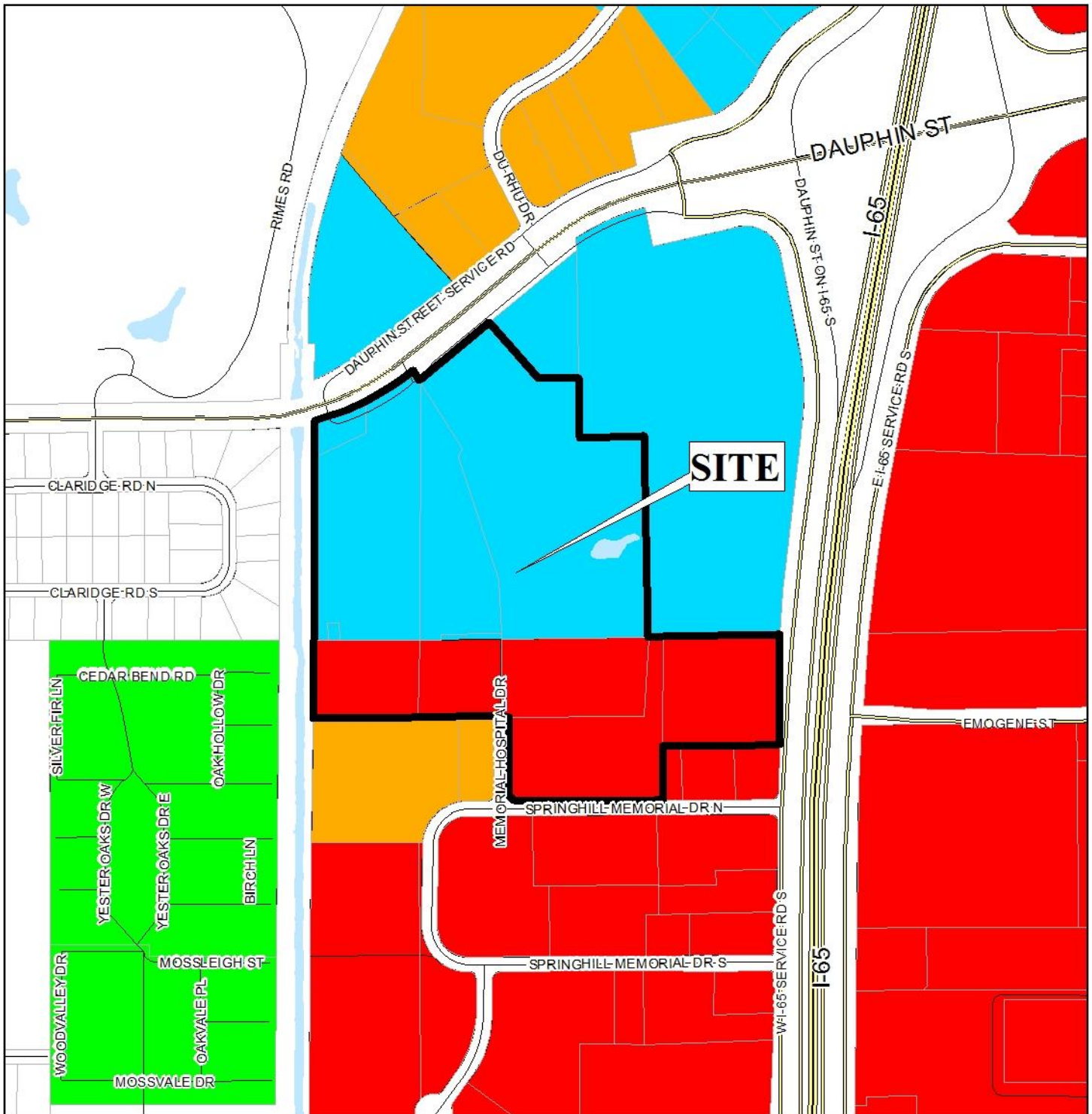
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LOCATOR ZONING MAP



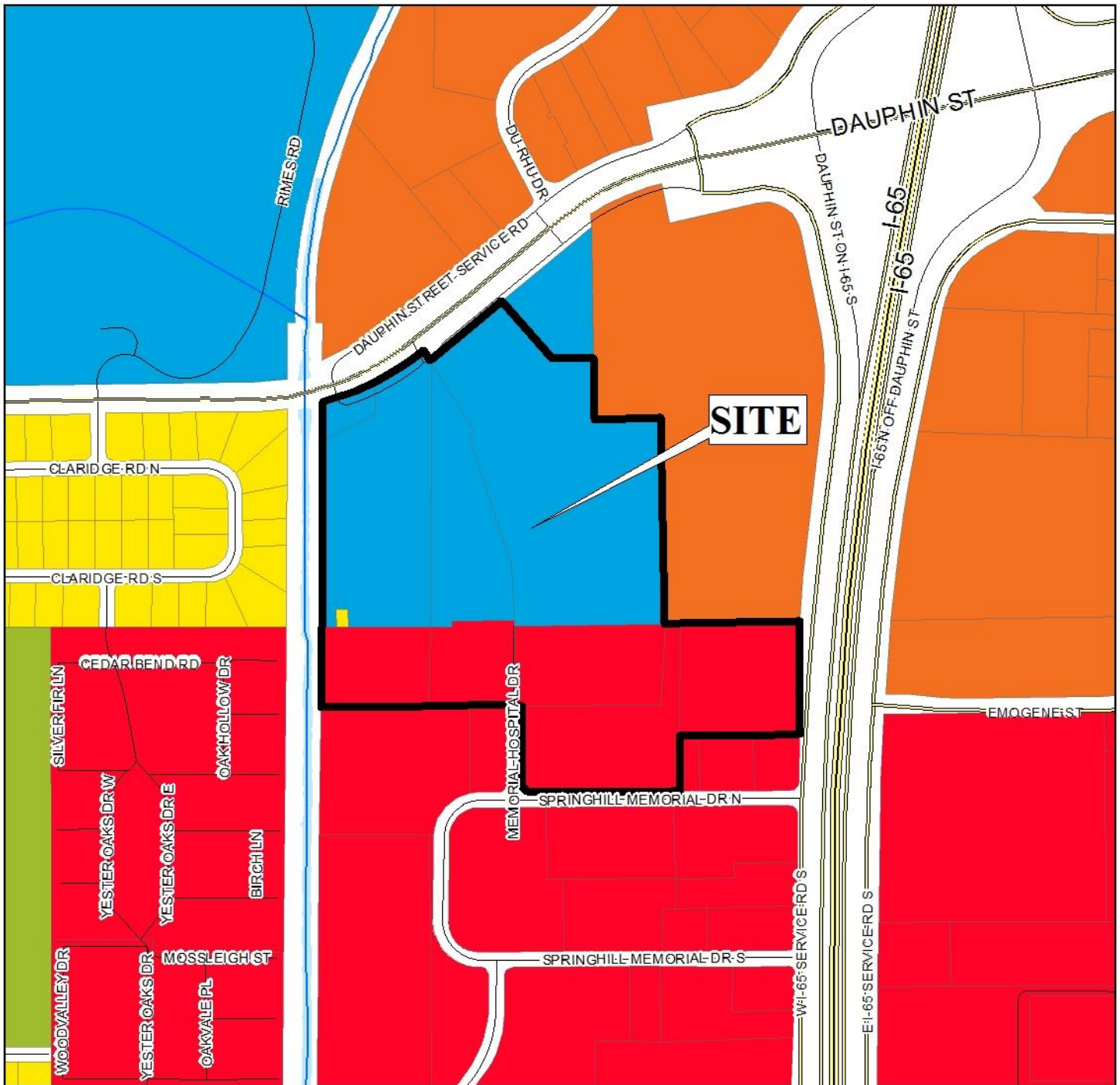
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FLUM LOCATOR MAP



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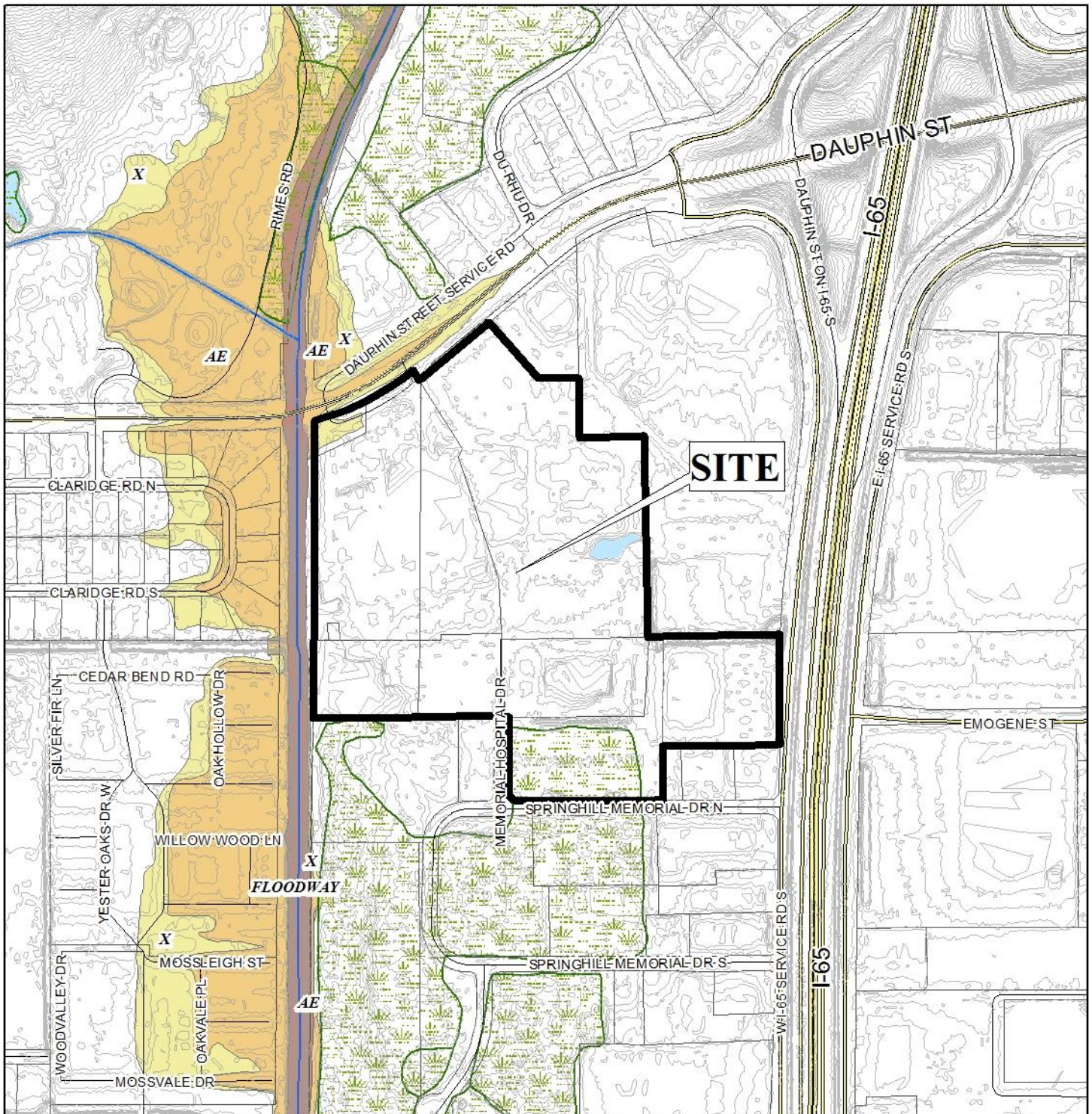
APPLICANT Springhill Medical Center

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| | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



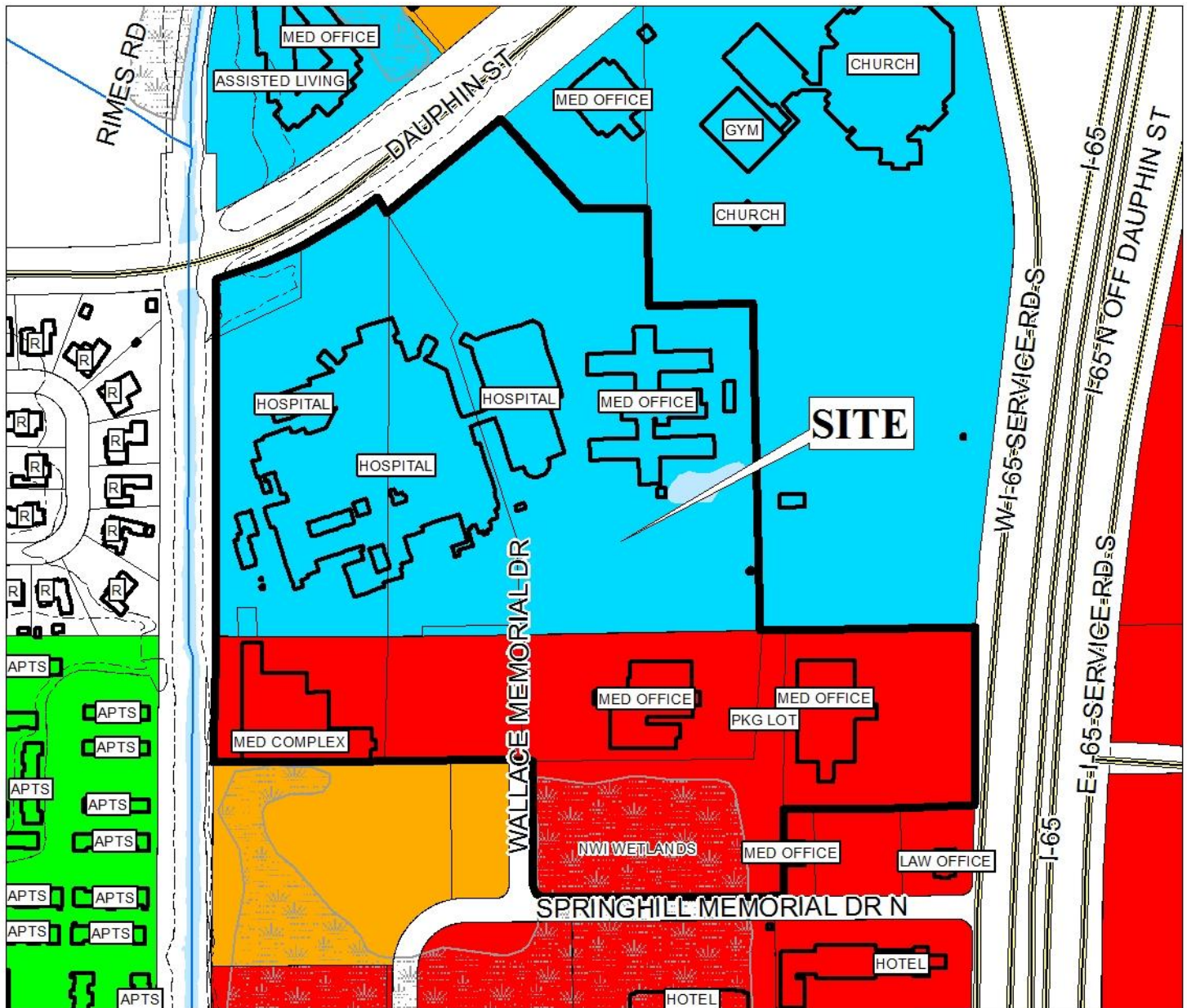
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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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| | | | | | | | |
|---|---|--|---|---|--|---|--|
| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH | T5.1 |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 | T6 |



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL

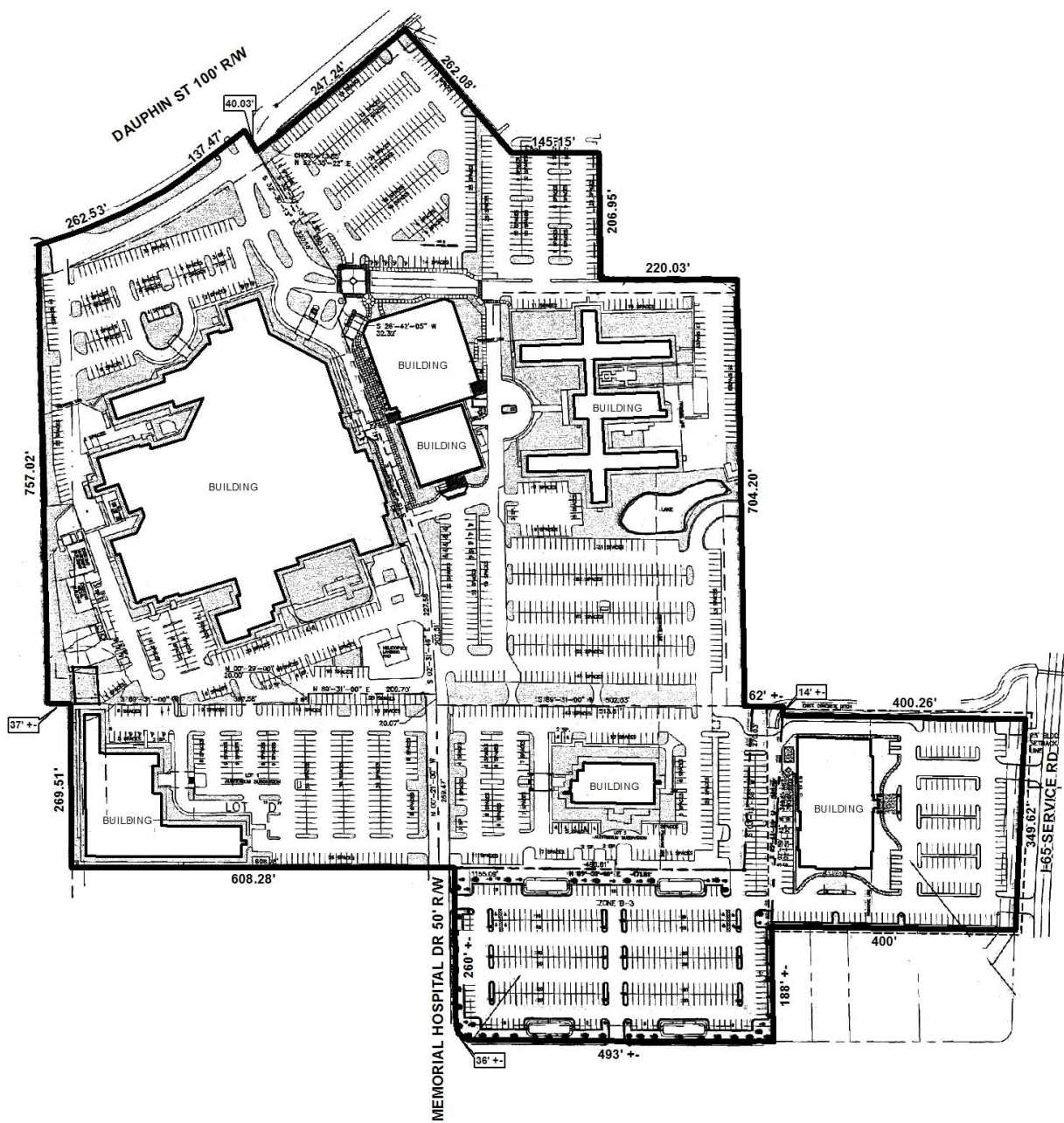


The site is surrounded by residential and commercial units.

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|--------------------|---------------------------|------|---------------|
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SITE PLAN



The site plan illustrates the existing buildings and parking.

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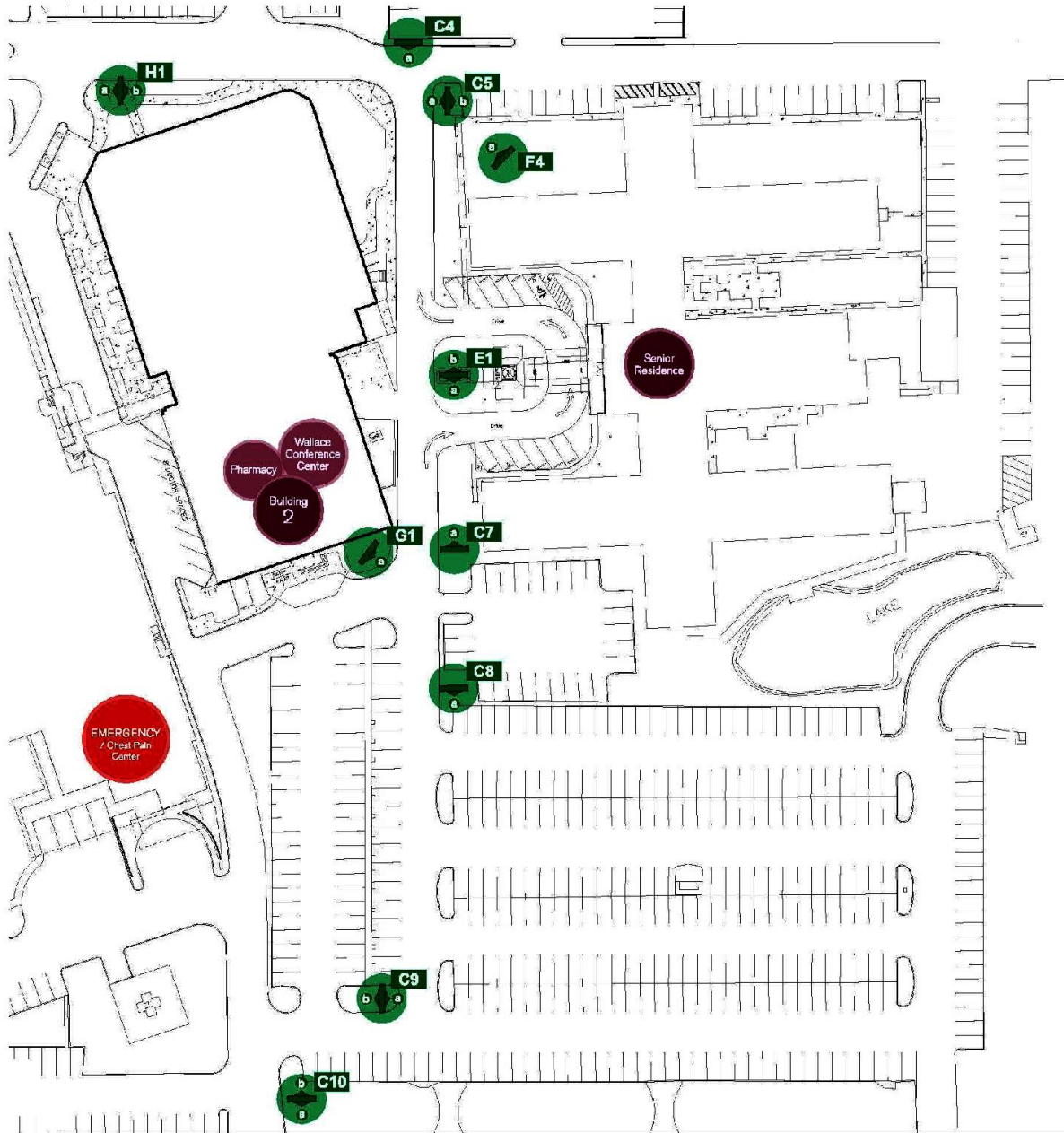
DETAIL SITE PLAN



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|--------------------|---------------------------|------|---------------|
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DETAIL SITE PLAN



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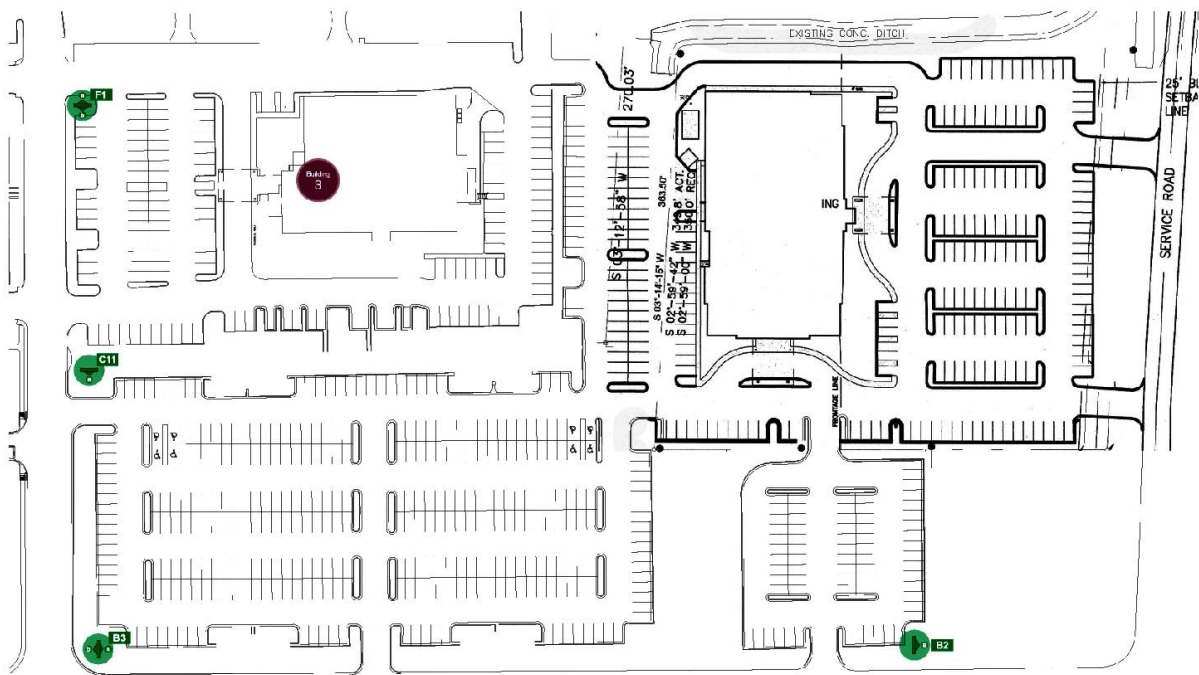
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DETAIL SITE PLAN



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DETAIL SITE PLAN



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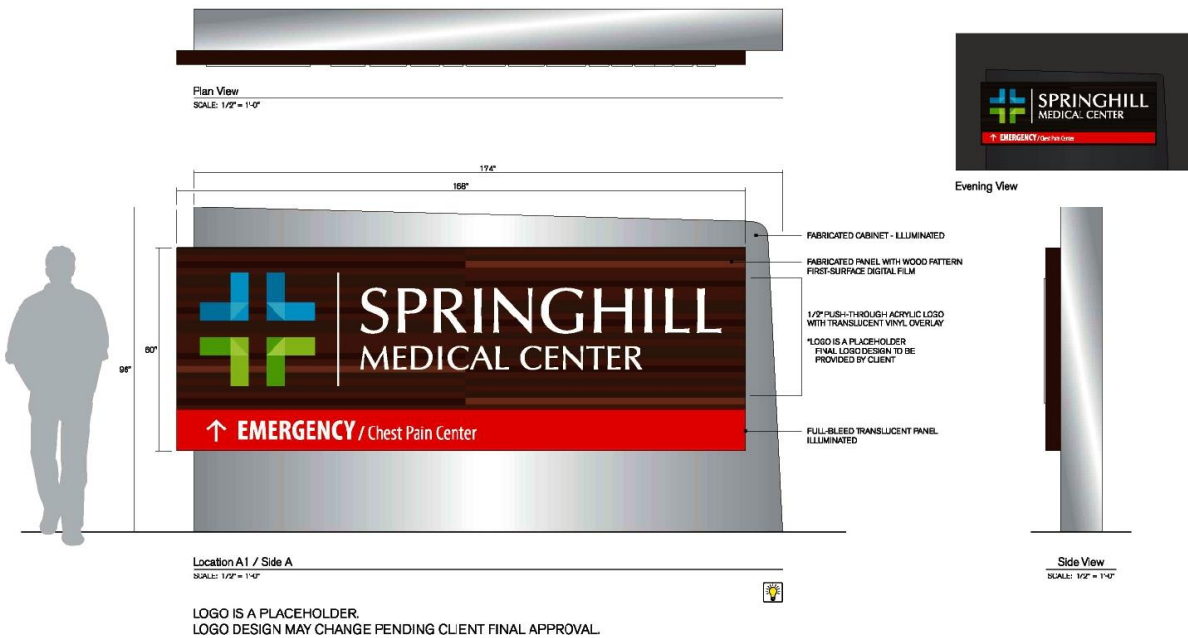
REQUEST Sign Variance



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DETAIL SITE PLAN

SIGN TYPE A



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DETAIL SITE PLAN

SIGN TYPE B



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DETAIL SITE PLAN

SIGN TYPE C



LOGO IS A PLACEHOLDER.
LOGO DESIGN MAY CHANGE PENDING CLIENT FINAL APPROVAL

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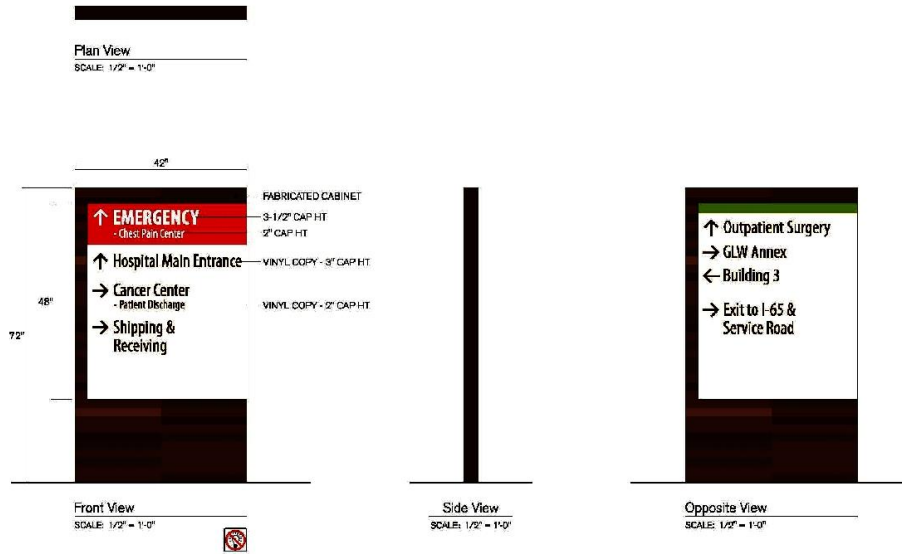
REQUEST Sign Variance



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DETAIL SITE PLAN

SIGN TYPE D



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DETAIL SITE PLAN

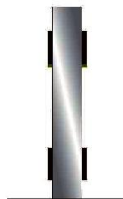
SIGN TYPE E



Plan View
SCALE: 1/2" = 1'-0"



Sign Location E1 / Side A
SCALE: 1/2" = 1'-0"



Side View
SCALE: 1/2" = 1'-0"



Sign Location E1 / Side B
SCALE: 1/2" = 1'-0"

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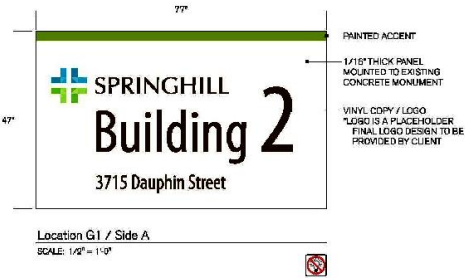
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DETAIL SITE PLAN

SIGN TYPE G



Context Photo
SCALE: Not to scale



Side View
SCALE: 1/2" = 1'-0"

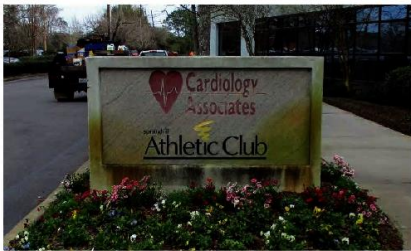
LOGO IS A PLACEHOLDER.
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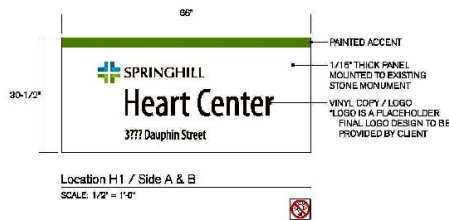


DETAIL SITE PLAN

SIGN TYPE H



Context Photo
SCALE: Not to scale



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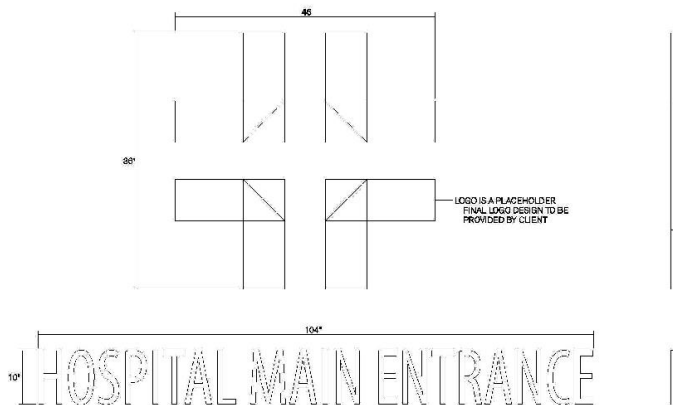
NTS

DETAIL SITE PLAN

SIGN TYPE L



Context Photo
SCALE: Not to scale



Location L1 / Side A
SCALE: 3/4" = 1'-0"
(1) SET OF 2" DEEP FABRICATED LETTERS & LOGO
MOUNTED TO EFS SOFFIT

Side View
SCALE: 1/2" = 1'-0"

LOGO IS A PLACEHOLDER
LOGO DESIGN MAY CHANGE PENDING CLIENT FINAL APPROVAL

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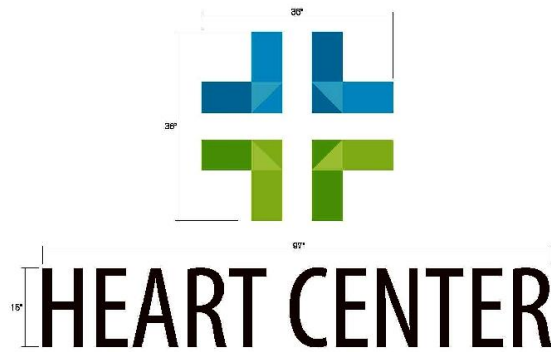
NTS

DETAIL SITE PLAN

SIGN TYPE L



Context Photo
SCALE: Not to scale



Location L2 / Side A
SCALE: 3/4" = 1'-0"
(1) SET OF 2" DEEP FABRICATED LETTERS & LOGO
MOUNTED TO EIFS SOFFIT

Side View
SCALE: 1/2" = 1'-0"

LOGO IS A PLACEHOLDER.
LOGO DESIGN MAY CHANGE PENDING CLIENT FINAL APPROVAL.

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DETAIL SITE PLAN

SIGN TYPE P



Side View
SCALE: 1/2" = 1'-0"



Context Photo
SCALE: 3/16" = 1'-0"

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