

Proposed Real Estate Office located at 7345 E 900 S, Huntsville to be located in an existing office space within the Chris's complex.

A CUP application was previously submitted on 2017-06-28.

The following addresses the remaining applicable ordinances.

DESIGN REVIEW:

1. Traffic impact will be minimal, both in terms of congestion and parking. In comparison to the business previously located in this space (Legacy Motosports), the pedestrian and vehicular requirements are expected to be equal or less than. Current parking spaces are more than adequate for the needs of the real estate office.
2. The current non-conforming marquee sign will be utilized for advertising, and will not change in dimension. (See previous application as well as the following updated attachments.)
3. Any additional landscaping will be minimal-- 2 to 4 pots located just outside the office entry door, containing perennial or annual flowers for color and interest. Another small improvement would be a lightweight wood lattice type screen, 5 to 6 feet in height, placed to the right of the office entrance to direct the eye away from the existing garage at the end of the complex.
4. Building silhouette/front elevation will remain unchanged other than the proposed signage to be hung over the office entry area. (See application and updated attachments.) No trees are to be removed, planted or pruned. No other changes are proposed other than regular cleaning and maintenance of building as in keeping with the current complex (i.e. staining or painting of the logs).
5. Water drainage as currently exists.
6. No additional development plan considerations.

OGDEN VALLEY ARCHITECTURAL, LANDSCAPE AND SCREENING STANDARDS

The Chris's complex is a pre-existing, primarily log structure. The real estate office will operate within the building with no changes to architecture, landscaping or parking.

OGDEN VALLEY LIGHTING

Office outside lighting is pre-existing and minimal—one fixture (shielded) attached at the roof peak. There is no additional outdoor lighting proposed for the real estate office other than the possibility of a string of holiday lights to follow the ordinance guidelines.

OGDEN VALLEY SIGNS

32B-3 Master Signage Plan: See attached designs/photos for proposed signs.

Two signs are proposed:

32B-4 Non-conforming Signs:

Sign #1-

The existing non-conforming sign at the entrance of the complex will be utilized. It is marquee style with changeable letters, measuring 12 feet in width and 13.5 feet in height--not including the separate "Chris" sign attached above it. The owner has agreed to allocate an upper portion of the marquee sign on both sides (the east facing as well as the west facing) to be utilized for the real estate office. (See photos previously submitted in the application as well as the attached, updated and detailed renderings.)

The real estate office sign will be created to cover a maximum area of the existing sign of 12 feet in width and up to 28 inches in height (both sides). It will be constructed of standard plexi-glass type materials. The background will be dark –

charcoal gray- and will contain one image. The copy area will be within the guidelines of no more than 40% of the background.

Lettering will have a maximum size of 8 inches in height-- most letters will be smaller. Colors will be charcoal gray, light gray, red and white with all lettering in the white or pale gray. The existing sign is back-lit (non-conforming) but the light will be minimized in the portions covered by the real estate sign as it will have a dark background.

PLEASE NOTE: Sometime in the future, the name of the real estate broker could change as from time to time it is in the best interest of a sales agent and clients to change brokerages. It is proposed that as long as no sign dimensions change, the sign could be modified to reflect a change in brokerage without going through the approval process again.

Sign #2-

The sign proposed to hang above the office entrance will measure a maximum of 10 feet in width and 2 feet in height, totaling a maximum of 20 square feet— which is 4 sq. ft. less than the sign for the previous business (Legacy Motosports). This sign will also be constructed of standard plexi-glass type materials with the copy area no more than 40%. Lettering will be a maximum size of 15 inches in height (only a few letters—the rest smaller). Most letters will range between 6 to 12 inches in height. (See photos previously submitted in the application as well as the attached, updated and detailed renderings.) The sign itself will be unlit.

