



# Certified Recommendation

Raleigh Planning Commission

CR# 11573

## Case Information: TC-2-14 / Planned Development Amendments

### Comprehensive Plan Guidance

<i>Applicable Policy Statements</i>	Not applicable
<i>Action Items</i>	Not applicable

### Summary of Text Change

<i>Summary</i>	Amends section 4.7.6 of the Unified Development Ordinance to allow an administrative amendment to a master plan to increase the maximum number of ground signs within a planned development.
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### Summary of Impacts

<i>Impacts Identified</i>	<p><u>Adoption of TC-2-14:</u></p> <ol style="list-style-type: none"> <li>The adoption of the text change would permit an administrative amendment to a master plan that would increase the maximum number of ground signs.</li> </ol> <p><u>No Action:</u></p> <ol style="list-style-type: none"> <li>An increase to the allowable signage would require a rezoning or a variance.</li> </ol>
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### Public Meetings

<i>Submitted</i>	<i>Committee</i>		<i>Planning Commission</i>	
3-7-14	4-15-14	Text Change Committee (deferred)		

#### Attachments

- Staff report
- Staff memo

### Planning Commission Recommendation

<i>Recommendation</i>	Approval
<i>Findings &amp; Reasons</i>	<ol style="list-style-type: none"> <li>The text change would permit administrative amendments of existing master plans. Master plan documents are typically very involved and require a large amount of coordination. Rezoning to permit one</li> </ol>

	<p>additional sign could be onerous.</p> <p>2. The standards crafted would only permit one additional ground sign for large, mixed use planned developments.</p>
<i>Motion and Vote</i>	<p>Motion: Swink  Second: Buxton  In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Sterling-Lewis, Swink, Terando and Whitsett</p>

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

			6/10/4
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Travis Crane: [travis.crane@raleighnc.gov](mailto:travis.crane@raleighnc.gov)



## Zoning Staff Report – TC-2-14

### Master Plan Amendment Text Change

#### Request

<i>Section Reference</i>	<b>UDO Article 4.7.6 Master Plan Amendments</b>
<i>Basic Information</i>	Amends the UDO to allow an administrative amendment for the purpose of adding an additional ground sign to a master plan.
<i>PC Recommendation Deadline</i>	May 12, 2014

#### Comprehensive Plan Guidance

<i>Applicable Policies</i>	Not applicable
<i>Action Items</i>	Not applicable

#### Contact Information

<i>Staff Coordinator</i>	Travis Crane: <a href="mailto:travis.crane@raleighnc.gov">travis.crane@raleighnc.gov</a> ; 919.996.2656
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#### History/Overview

This text change was authorized by the City Council and subsequently submitted by a citizen. The applicant is requesting the ability to add a ground sign for planned developments through an administrative amendment of the master plan. This would typically require a rezoning to amend the master plan or the granting of a variance from the Board of Adjustment.

#### Purpose and Need

If this text change were approved, it would grant staff with the power to allow the increase in allowable signage for planned developments. Planned developments are approved through the legislative rezoning process, and include a master plan document that specifies development standards. The UDO permits certain alterations to the master plan at the administrative level.

#### Alternatives Considered

No alternative other than the No Action approach was considered.

#### Scoping of Impacts

Potential adverse impacts of the proposed text change have been identified as follows:

The adoption of this text change could result in the allowance of ground signage in planned developments outside of any public process. It would essentially be a de facto variance granted by the city staff.

The adverse impacts of taking no action (retaining the existing regulations) have been identified as follows:

If no action were taken, any planned development owner would be required to amend the master plan through the rezoning process to add signage.

## **Impacts Summary**

### **Adoption of Proposed Text Change**

The adoption of this text change would permit additional ground signage in planned developments. These signs could be approved at the staff level outside of a public process.

### **No action**

The status quo will be maintained, and any alteration to signage beyond what the zoning code permits would require an amendment to the master plan through the rezoning process, or the granting of a variance by the Board of Adjustment.

