



# MEMORANDUM

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TO: Planning Commissioners  
FROM: Erin Schumacher, AICP, Senior Planner  
RE: Clarification of Approval of COFA-6-16-9716  
DATE: 10/26/16  
CC: Heather Colin, AICP, Director of Growth Management  
Kevin Icard, AICP, Planning & Community Development Manager

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**BACKGROUND.** On July 11, 2016, the Planning Commission approved COFA-6-16-9716 for the construction of a commercial office of approximately 4,490 SF, RV and boat storage, and the Phase 7 Buffer along with the associated lighting and landscaping improvements on the property located at the intersection of Highway 170 and Hulston Landing Road with the following conditions:

1. Landscape.
  - a. Per Section 2 - D.17.a. of the Jones Estate Concept Master Plan, the adequacy of the buffer with regards to opacity (approximately 50% within 3 years of install) shall be reviewed after construction to determine if it is adequate and if determined to be inadequate, the developer/landowner will work with the Town to remedy the problem and achieve visual opacity.
  - b. Per the Applications Manual, the architectural site plan and landscaping and lighting site plans must be revised for consistency.
2. Architecture
  - a. Per Section 4.24.3.A.4. and 4.24.3.C.2.a.ii of the Zoning and Development Standards Ordinance (ZDSO), the design of the accessory structures must coordinate with the general style of architecture in the primary structure. Provide additional drawings of the dumpster enclosure and pavilion so that they may be reviewed for conformance.
  - b. Per Section 4.24.3.A.3. of the ZDSO, the foundation material must be revised to an appropriate material and the associated drawings updated to reflect the materials.
3. Lighting
  - a. Per Section 4.24.4.C. of the TOB HCOD, revise the foot-candle illumination information to ensure compliance with Section 4.24.3.C.2.iv. of the ZDSO.
4. Other
  - a. Per Section 4.24.4.C. of the ZDSO, screening should be included along the southeastern edge of the storage lot to ensure that it is screened from view.
5. Additional Requirements.

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- a. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COA-HCOD approval.
  - b. Approval from the Cypress Ridge Master Plan Declarant responsible for the covenants and restrictions for the community.

The Applicant submitted updated information to address the conditions above with the exception of the revised illumination information to meet Section 4.24.3.C.2.iv. of the ZDSO. The Applicant has instead suggested an alternative design solution as 34 fixtures would need to be included to meet the requirements of the ZDSO. The revised plan includes 11 fixtures and was based on the minimum foot-candle levels provided by the Illuminating Engineering Society of North American (IESNA).

As stated in the UDO, proposed changes may be approved by the UDO administrator if the proposed revision complies with the standards of this Ordinance and does not substantially alter the basic design approved by the Planning Commission.

As proposed, the changes of the design do not comply with the standards of the ZDSO; however, were found to suitably meet a minimum lighting requirement as supported by the IESNA. As such, Town Staff is requesting guidance from the Planning Commission in determining if the revised plans are an appropriate design solution or if the Commission finds that the solution offered does not meet the intent of the standards of the ZDSO. Town Staff is prepared to accept the revised design and issue the approval with concurrence by the PC. Otherwise, a new, separate application must be submitted by the Applicant.

**ATTACHMENTS:**

1. Lighting Standards of the ZDSO
2. Proposed Plans

sign, such as typeface and layout, shall be subject to minimal review only to prevent obtrusive designs.

b. Any freestanding sign must be no closer than ten (10') feet from the highway right-of-way line.

c. Internally illuminated signs (except halo lit signs) and neon signs shall not be permitted.

d. If a sign is to be illuminated, stationary lights directed solely at the sign shall be used. No more than two (2) stationary lights may be used for any one (1) sign face. Illuminated signs shall not have a light reflecting background, but may use light reflecting lettering.

e. Changeable copy signs shall not be permitted except for gasoline price signs, directory signs listing more than one tenant and signs advertising films and live entertainment which change on a regular basis. Gasoline price signs must be displayed on a single sign.

f. Lighting for signs shall be of a moderate intensity and designed and arranged so as to minimize glare and reflection. Light sources should be concealed.

g. An integrated sign system shall be required for all new PUDs, commercial and residential subdivisions, office complexes and shopping centers. The establishment of integrated sign systems for existing developments is strongly encouraged. These systems shall be reviewed for materials, colors, shapes, sizes, compatibility with architecture and establishment of unity of design for the development. Individual signs shall be reviewed for conformance with the sign systems, whether newly established or existing and substantially in compliance with this ordinance.

h. Pole signs are permitted, provided that no pole shall be higher than four (4') feet from the ground to the base of the sign, and no pole sign shall exceed a maximum of ten (10') feet total in height, as measured from the ground.

i. Any graphic accent color (i.e. black, dark blue, greys and other dark or strong colors) may be used for graphic accents only, and the use of corporate logos may be considered on a case by case basis.

## C. Lighting

### 1. General Requirements

a. Any lighting used to illuminate parking areas, access drives or loading areas shall be of such a design or level of illumination so as to minimize the amount of ambient lighting perceptible from adjacent properties and that would impair the vision of motorists on the corridor.

b. Exterior architectural, display and decorative lighting visible from the corridor shall be generated from concealed light source, low level light fixtures.

c. All interior lighting shall be so designed to prevent the light source or high levels of light from being visible from the corridor.

d. Entrances into developments from the Highway may be lighted for traffic safety reasons provided such lighting does not exceed the foot candle requirements for lighting walkways and streets, per Section 4.24.3.C.2.a.iv of this ordinance. Lighting poles mounted within fifty (50') feet from the highway right-of-way may not exceed a height of twenty (20') feet, and only forward-throw or Type IV lights may be used to light entrances.

## 2. Lighting Standards

(a) All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

### (i) Fixture (luminaire)

Any light fixture shall be a cut-off luminaire whose source is completely concealed with an opaque housing and shall not be visible from any street. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from the corridor

### (ii) Light Source (lamp)

Only incandescent, fluorescent, metal halide, mercury vapor or color corrected high-pressure sodium may be used. No colors other than white or off-white (light yellow tones) may be used for any light source for the lighting of signs, structures, or the overall site. The same type must be used for the same or similar type of lighting on any one site or Planned Unit Development.

(iii) Mounting fixtures must be mounted in such a manner that the cone of light is not directed at any property line of the site.

The minimum mounting height for a pole shall be twelve (12') feet.

### (iv) Illumination levels

All site lighting shall be designed so that the level of illumination as measured in foot candles (fc) at any one point meets the following standards. Minimum and maximum levels are measured at any one point.

Average level is not to exceed the calculated value, and is derived using only the area of the site included to receive illumination. Points of measurement shall not include the area of the building or areas which do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by

adding a light or two in the back of the same building, which would lower the average of intended area for lighting.

Illumination levels are as follows:

| <u>Type of Lighting</u>  | <u>Minimum Level (fc)</u> | <u>Average Level (fc)</u> | <u>Maximum Level (fc)</u> |
|--------------------------|---------------------------|---------------------------|---------------------------|
| Commercial Parking Lots  | 0.6                       | 2.40                      | 10.0                      |
| Residential Parking Lots | 0.2                       | 1.50                      | 10.0                      |
| Walkways and Streets     | 0.2                       | 1.00                      | 10.0                      |
| Landscape and Decorative | 0.0                       | 0.5                       | 5.0                       |

(b) Requirements

(i) A site lighting plan shall be submitted at 1" = 20' scale minimum.

(ii) Site Lighting Plans shall include:

a. Location and mounting information for each light and number of total lights

b. A fixture schedule listing fixture design, type of lamp, and wattage of each fixture; and number of lumens after using an 85% depreciation for both metal halide and high pressure sodium of initial output.

c. Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values.

d. An illumination summary, including the minimum, average and maximum foot candle calculations ("array values") and the total number of array points (points used on the ten (10') foot grid for the calculation).

Section 4.24.4

Other Requirements

A. All trash receptacles, dumpsters, ductwork, fixed operating machinery, and other such utility equipment shall be either screened from view or located so that they are not visible from the highway, and shall be located not less than ten (10') feet from side and rear property lines.

B. There shall be no outside display of merchandise except for automobiles, trucks, boats, tractors, outside accessory structures (garden sheds, arbors, gazebos, etc.), plant materials, and agricultural products.

C. Outside storage of other merchandise is permitted only at the rear of the property or behind completely opaque walls and screens.

| Statistics          |        |      |       |         |         |
|---------------------|--------|------|-------|---------|---------|
| Description         | Symbol | Avg  | Min   | Max/Min | Avg/Min |
| Large Parking Lot   | +      | 0.6% | 27.6' | 0.1%    | 27.0'   |
| Smaller Parking Lot | +      | 0.7% | 21.6' | 0.1%    | 21.0'   |

| Schedule |          |              |                 |             |               |              |            |                 |                   |         |
|----------|----------|--------------|-----------------|-------------|---------------|--------------|------------|-----------------|-------------------|---------|
| Symbol   | Quantity | Manufacturer | Catalog Number  | Description | Lamp          | Number Lamps | Footcandle | Lumens Per Lamp | Light Loss Factor | Wattage |
| ⊙        | 11       | Halsphare    | MH100 OCTAGONAL | ARLINGTON   | 100W CLEAR MH | 1            | 100 W MH   | 8000            | 0.75              | 100     |



Plan View  
Scale = 1" = 40'

SILVER LAKE RD

