

Docket #4

CD-CPC-2023-00147

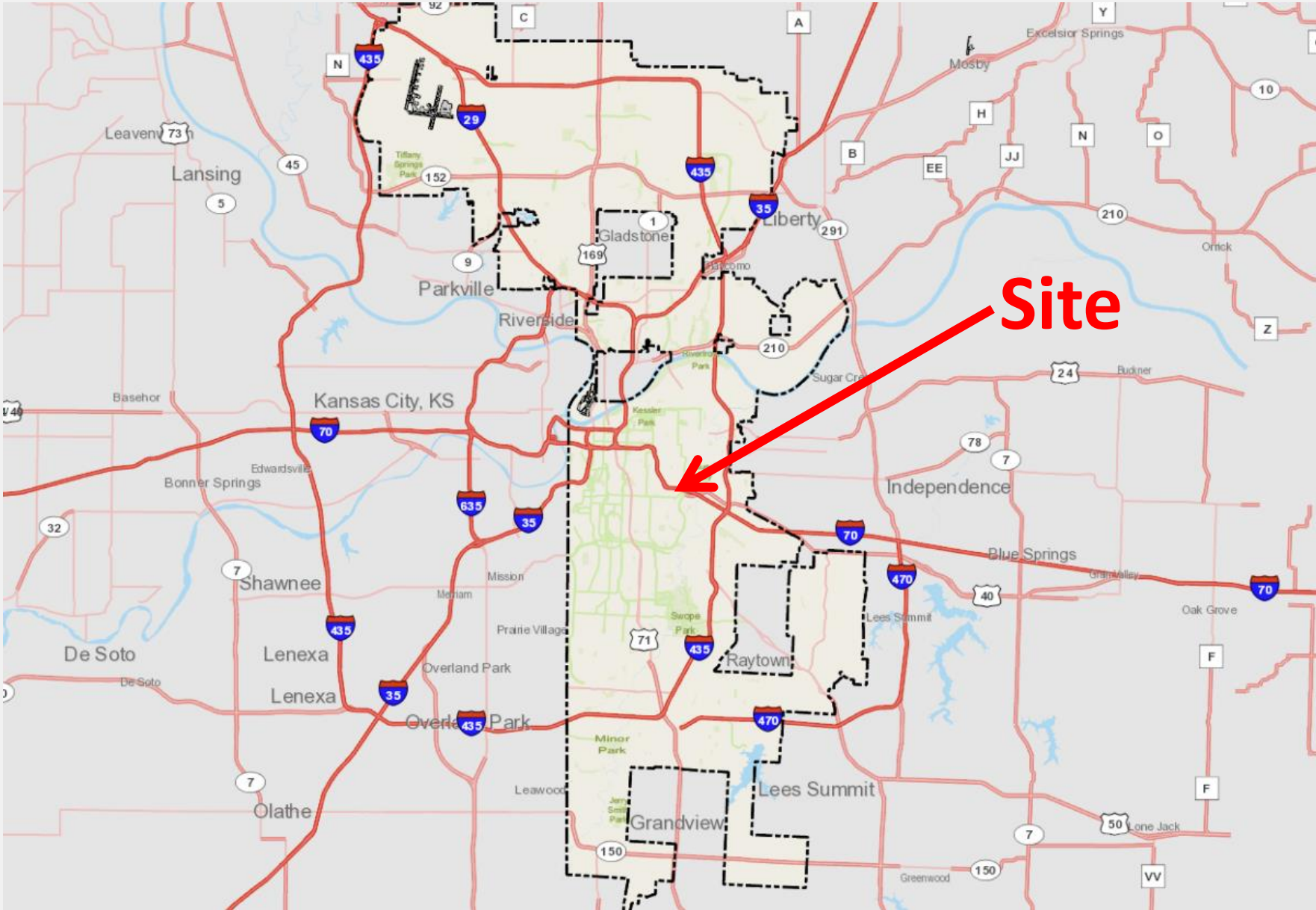
Rezoning without Plan

Taco Bell – Van Brunt Rezoning
3030 Van Brunt Boulevard

11-7-2023

City Plan Commission





Site

- ~ 1.1 acres
- **Taco Bell currently under construction**
(CD-SUP-2022-00033 approved 12/13/2022)
- B3-2 zoning
- Located on a development node





View looking northwest from Linwood & Van Brunt Boulevard



View looking southwest from Van Brunt Boulevard

Applicant is requesting to rezone from B3-2 to B4-2

88-445-08 - ADDITIONAL REQUIREMENTS FOR SPECIFIC SIGN TYPES IN NON-RESIDENTIAL DISTRICTS



88-445-08.A. MONUMENT SIGNS

1. All monument signs must be set back a minimum of 10 feet from the property line.
2. All monument signs must be set upon a solid base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign.
3. Electronic, digital, or motorized monument signs are permitted in Districts B4, UR, D, and M, provided that the message or image does not change more than once every hour, and provided that the sign complies with the following requirements:

Staff Recommendation

Case No. CD-CPC-2023-00147

Rezoning without Plan

- **Approval without Conditions**