

DESIGN ALTERNATIVES:

To be as compatible as practical with nearby residential areas and to better fit the existing rural character of the area, the applicant shall incorporate the following as site plan as design requirements. These design standards, or similar treatments that have been determined acceptable, will be needed to address general design principals as outlined in various findings of this staff report and attachments.

- a. **Ground Sign** - The development is limited to one ground sign. The ground sign shall be limited in height and area to better suite the rural character (e.g. six (6) feet, not to exceed 48 square feet total area). The type of sign shall be a monument or pedestal with materials, colors and design consistent with those used for the store. The ground sign shall be externally lit with lighting that is low-wattage and downward directed. The use of super graphics and logos is not permissible. Since the proposal is for minor commercial within a rural area, the use of digital or animated signs is prohibited.
- b. **Wall Sign** – One wall sign is permissible for the convenience store. The wall sign shall be mounted on the façade that is directly adjacent to Crump Road. The wall sign shall be externally lit with low-wattage lighting that is downward directed. The source of lighting shall be concealed and angled so as to not direct light away from the building or upward towards the sky. In keeping with the rural character, the wall sign shall not be mounted greater than 20 feet in height and shall not be larger than 80 square feet in total area. The sign should not compete architecturally with the building and should be integrated into the building design. The use of digital or animated signs is prohibited.
- c. **Gas Canopy** – To facilitate compatibility and a more rural scale, the gas canopy shall be no greater in height than 17 feet, as measured from grade to the top of the canopy. The height of the canopy, as measured from the underside of the canopy to grade, should be no taller than 14 feet. The canopy should incorporate into the design, 12 inch overhangs with recessed lights that reduce the amount of light trespass. The number of lights and wattage of bulbs utilized under the canopy should be minimized to reduce light trespass while maintaining a safely lit environment for patrons and employees. No canopy lighting, other than recessed lighting underneath the canopy should be utilized. Lighting underneath the canopy shall be limited to those areas directly over the fuel pumps. The gas canopy should not incorporate any advertisement, logos, striping or insignia. The finish of the canopy should not be a glossy or highly reflective finish. Architectural features incorporated as part of the building design should be utilized and carried into the design of the gas canopy.
- d. **Lighting** – the use of flood lights or general grounds lights is not permissible. Security lights are permissible in locations for safety, but shall be the cut-off/shielded type that direct light downward (such as those mounted at the rear building entrance). Tube or neon lighting is prohibited. The use of string or similar LED lighting that wraps any part of the structure (used to attract customers) is prohibited.
- e. **Building Architecture** – The building shall include materials such as brick or stucco (or combination of materials), which would be consistent with the exterior materials used with nearby structures. The building shall utilize earth-tone colors and avoid use of any highly-reflective materials. The convenience store building shall incorporate a pitched roof (4:12 roof pitch or better) design. Recessed windows shall

be included on the front and sides of the building. Faux windows are acceptable on the sides of the building. The use of windows on the storefronts shall be divided into smaller individual windows or groupings of windows. Large plate glass windows frequently utilized in more urban settings shall not be used.

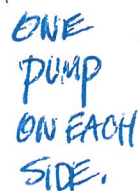
- f. **Bicycle Parking** – The demand for bicycle parking will be higher at this location since a trail connection and parking lot for the Miccosukee Greenway is located across the street. At least five bicycle parking spaces are suggested.
- g. **Hours of Operation** – Limited hours of operation will help reduce the amount of light during the darker hours of the evening and will also help reduce lighting impacts on nearby properties.

OTHER PLAN SHEET REVISIONS:

- 1. The site plan cover sheet shall be revised to include the correct Department name – Leon County Department of Development Support and Environmental Management.
- 2. The site plan shall include annotation which indicates what will happen with the existing residential structure. If this home is to be relocated/removed, this needs to be annotated on the site plan.

Attachments:

- 1. Tallahassee-Leon County Planning Department Memorandum from Susan Denny, Senior Planner
- 2. Environmental Services Review Memorandum from Charley Schwartz, PE, Senior Environmental Engineer
- 3. Concurrency Management Correspondence from Ryan Guffey, Concurrency Management Planner
- 4. Public Works Memorandum from Kimberly Wood, PE, Chief of Engineering Coordination
- 5. Tallahassee Fire Department Memorandum from Gary Donaldson
- 6. City of Tallahassee Utilities Memorandum from Tina Drose, Power Engineering Division
- 7. Addressing Unit Memorandum from Lisa Scott, Addressing Program Coordinator
- 8. Rendering Illustrating Several of the Design Alternatives



- * 12" OVERHANG TO DEFLECT
LIGHT INWARDS