

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 1-B-26-SU **Related File Number:**
Application Filed: 11/24/2025 **Date of Revision:**
Applicant: ALLEN SIGN COMPANY

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, west side of Vanosdale Rd, north of Bennington Dr
Other Parcel Info.:
Tax ID Number: 106 O B 01301, 01304, 01401-01431, 01443-01452 **Jurisdiction:** City
Size of Tract: 46.2 acres
Accessibility: Access is via Vanosdale Road, a minor arterial with a pavement width that varies from 25 ft to 70 ft within a right-of-way width that varies from 51 ft to 133 ft. Access is also via Middlebrook Pike, a major arterial with four lanes and a median within a right-of-way width that varies from 104 ft to 145 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land, Office, Single Family Residential
Surrounding Land Use:
Proposed Use: Master sign plan for Shannondale senior living community **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), MDR (Medium Density Resi
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: The subject property includes the Shannondale senior living community, which is in the vicinity of other medical facilities and office uses along Middlebrook Pike. There are residential uses to the north and south, and Bearden Middle School is approximately 350 ft to the northeast.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 801 VANOSDALE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1980 part of the the property was rezoned from R-1 (Single Family Residential) to RP-1 (Planned Residential) up to 3.5 du/ac (8-S-80-RZ). In 2013 a small part of the property was rezoned from R-1 (Low Density Residential) to R-2 (General Residential) (7-O-13-RZ).

signs align with the standards of the zoning ordinance. The total number of 15 signs is appropriate for the scale of this development compared to other uses listed in the sign standards for residential districts (i.e., multi-family dwellings on sites greater than two acres, mobile home parks, and residential subdivisions with more than 25 lots).

C. The proposed detached signs incorporate landscaping at the base of the sign, which is consistent with the purpose statement of the master sign plan (Article 13.7.A). The signs shall comply with all applicable general sign standards (Article 13.5), including minimum setbacks, external illumination standards, and landscape requirements for detached signs.

THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The signage is appropriate for the scale of the facility and the specific street frontages on which it occurs and is compatible with the mixed-use character of the area. There are several detached signs along this segment of Middlebrook Pike for street-facing commercial and office uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. No adverse effects are anticipated with the proposed master sign plan. The existing external illumination on the two detached signs near Manderly Way will be unchanged. The proposed new signs are non-illuminated. If any external illumination is proposed in the future, it will require further review to ensure that it does not cause glare or other nuisances to adjacent land uses or traffic.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Approval of the master sign plan will not draw additional traffic through residential streets. The community is accessed via Middlebrook Pike (major arterial) and Vanosdale Road (minor arterial).

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The uses immediately surrounding the subject property will not pose a potential hazard or undesirable environment.

Action: Approved with Conditions **Meeting Date:** 1/8/2026

Details of Action:

Summary of Action: Approve the master sign plan for a senior living community as submitted, subject to 5 conditions.

Date of Approval: 1/8/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: