

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 10-B-25-TOS Related File Number:
Application Filed: 10/17/2025 Date of Revision:
Applicant: RACHEL BRUNER ORTWEIN SIGN

PROPERTY INFORMATION

General Location: Northeastern corner of Dutchtown Rd and Simmons Rd, west side of Warehouse Park Ln
Other Parcel Info.:
Tax ID Number: 131 071 Jurisdiction: County
Size of Tract: 1.35 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 609 Warehouse Park Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing), TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff approved a Certificate of Appropriates for a sign permit on October 24th, 2025.

Comments: This is a request to replace one building sign for Mesa Technologies, the sole occupant of the building. A 99 sq ft building sign was approved in 2010 (4-A-10-TOS). Due to weathering and damage, the applicant seeks a Certificate of Appropriateness to replace the previous sign.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES.

1. The proposed non-illuminated sign consists of an aluminum panel with a white background and the company name and logo in red and blue vinyl lettering with a flat finish. It will be mounted directly on the building façade on the north side facing Dutchtown Road and will not extend above the height of the building.
2. The proposed sign has an area of 96 sq ft, well within the allowable 100 sq ft based on the building's 182 ft linear frontage.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR.

1. The proposed sign is in proportion with the signs in the vicinity.

Action: Approved

Meeting Date: 10/24/2025

Details of Action: Staff approved a Certificate of Appropriates for a sign permit on October 24th, 2025.

Summary of Action:

Date of Approval: 10/24/2025

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: