

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 8-A-25-TOS Related File Number:
Application Filed: 8/26/2025 Date of Revision:
Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH

PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Lovell Rd and Schaeffer Rd
Other Parcel Info.:
Tax ID Number: 118 013 Jurisdiction: County
Size of Tract: 1.34 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: CC (Corridor Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1606 Lovell Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), 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 this request for a Certificate of Appropriateness for a Sign Permit for the proposed building sign on September 22, 2025.

Comments: This is a request to replace one building sign for a new restaurant tenant, Country Burrito.

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 area of the proposed signage is 21.1 sq ft. This is well within the 44 sq ft maximum allowed, based on the tenant's linear frontage of 44 ft.
2. The proposed signage consists of the company name in individual aluminum channel lettering with matte black acrylic faces and black returns. The sign will be internally illuminated with LED lighting and is not anticipated to distract from the overall design and appearance of the building.
3. The signage will be directly mounted onto the building façade via a raceway painted to match the building and will not protrude above the height of the building.

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: 9/29/2025

Details of Action:

Summary of Action:

Date of Approval: 9/22/2025

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: