

Exhibit A
File No. 231762
Minor Modification to a Detailed Planned Development known as
Honey Creek Corporate Center, Phase 3
135 S. 84th Street
February 28, 2024

Previous File History and Project Summary

The Honey Creek Corporate Center General Planned Development (GPD) was established in 1989 as File No. 881840 and has subsequently been modified. Each of the buildings within the corporate center have also been rezoned to Detailed Planned Developments (DPD – Phases 1 – 4), and this site is within the DPD known as Honey Creek Corporate Center, Phase 3. The Phase 3 DPD was approved in 1999 as File No. 990519 and modified in 2000 as File No. 000291 to allow changes to the building wall signage.

Minor Modification Summary

While the three other buildings within the Honey Creek Corporate Center have sought minor modifications to the DPD zoning to allow greater flexibility in allowable building wall signage, the DPD for Phase 3 has not yet done so, and the current allowances for signage are limited to:

- 2 building wall signs with individual letters not to exceed 18" in height (per file no. 000291)
- The GPD states that the signage should not be longer than 35' and will be centered on the south elevation at the 4th floor level (per file no. 990521)

The purpose of this minor modification is to allow more flexibility with respect to building wall signage, consistent with the other buildings within the corporate center. The applicant, Greywolf Partners, is requesting to modify the Phase 3 signage standards to be aligned with the signage standards of the Phase 2 building, which is east of this subject building and set back the same distance from the highway. The revised signage standards will be as follows:

1. Up to 4 building wall signs may be placed on the building.
2. Signage may be placed on the south, east or west facades of the building, and shall be located in the architectural precast sign band areas of either the 1st, 2nd, or 3rd floor.
3. All signs shall consist of individual letters. Logos shall be offset from the design if necessary in order to not cross over the precast section of the band area.
4. Signs may be internally illuminated.
5. Signs shall not cross precast panel joints where there is a change in precast panel colors. The height of the sign may not exceed 40 inches, and a logo may be taller provided that it does not go outside the brown precast sign band area. The length of the sign shall not exceed 25 feet.
6. Slight modifications to these standards based on tenant needs may be reviewed and approved by Staff on a case by case basis.

List of Attachments

1. Vicinity map
2. Site photos
3. Drawing of a sign anticipated for a new building tenant

All other aspects of the DPD remain unchanged.

Minor Modification Owner's Written Narrative

1. Vicinity Map



Minor Modification Owner's Written Narrative

2. Site Photos



125 S 84th Street (Phase 1)



135 S 84th Street (Phase 3 – subject site)



115 S 84th Street (Phase 2)



9000 W Chester Street (Phase 4; Ozinga and Lakeland signs have since been removed)

Minor Modification Owner's Written Narrative

3. Proposed signage for new tenant

