



Albertsons 2230 N Reserve

Comprehensive Sign Package Request

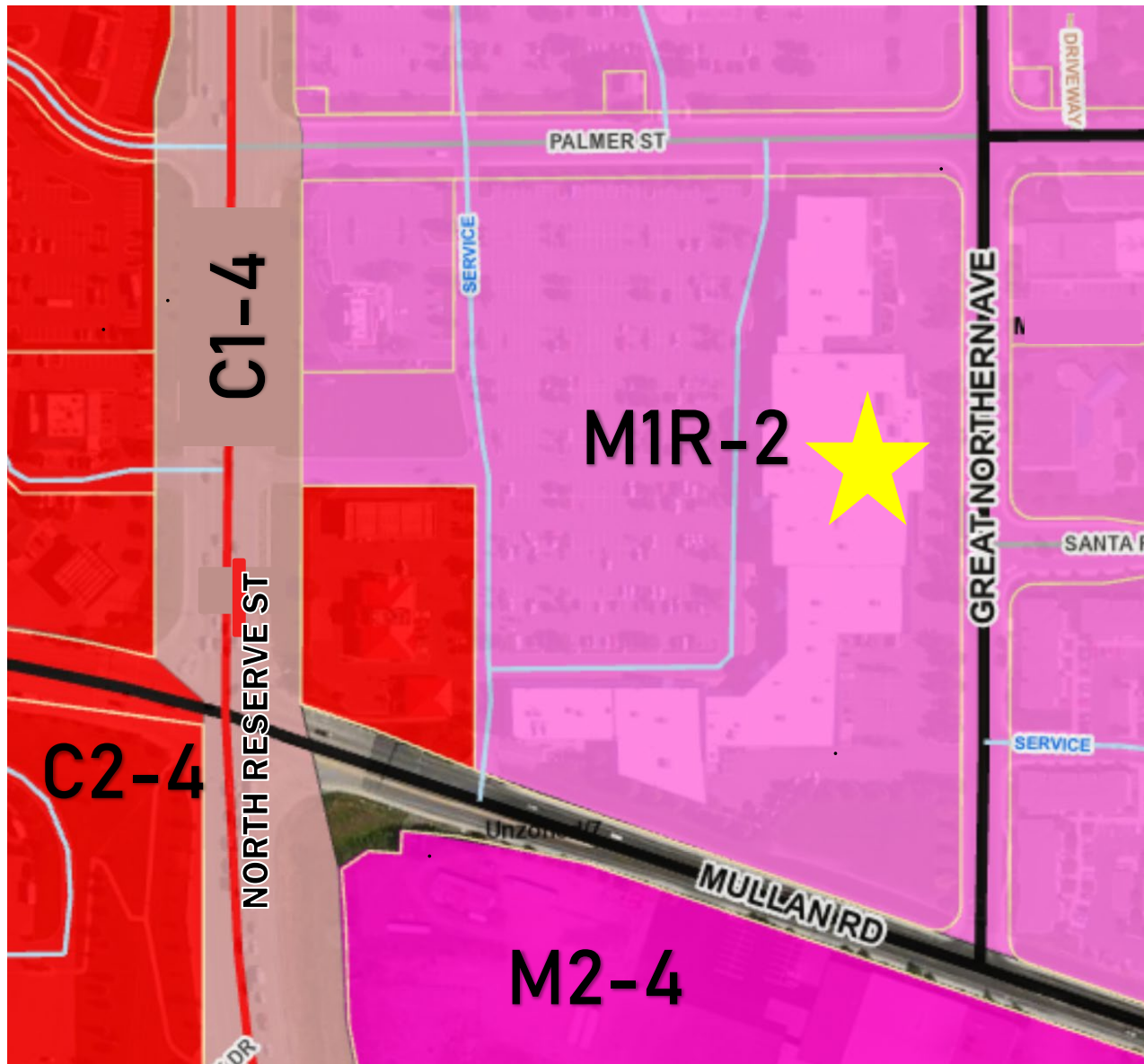
Spencer Starke, Associate Planner
Development Services
November 18, 2020



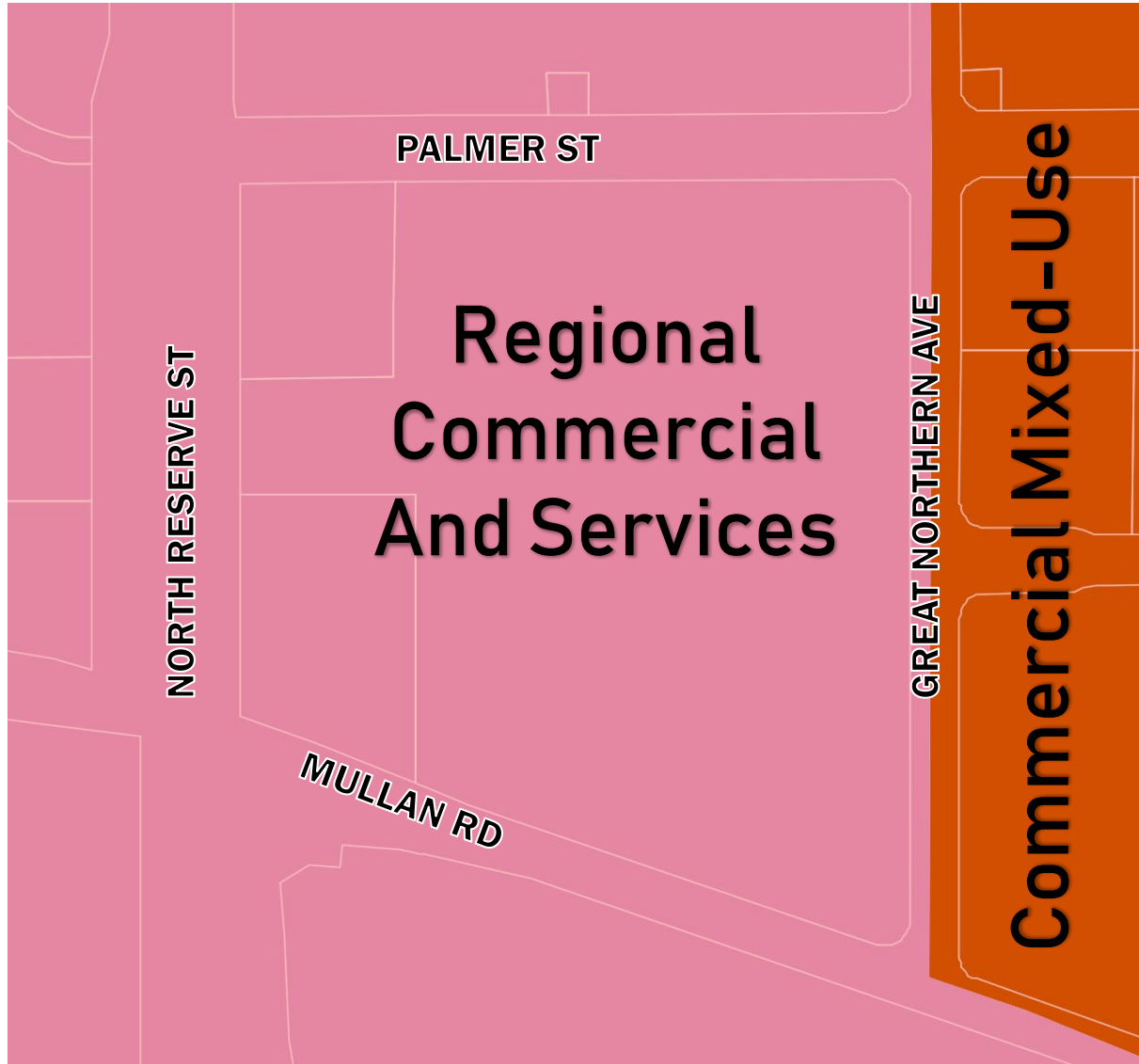
Property Location



Zoning Map



Our Missoula Growth Policy Map



Title 20, Section 20.75.060:

- One (1) Wall sign allowed per building frontage;
- Maximum Size: Fifty (50) square feet plus one (1) square foot for each foot of building frontage in excess of fifty (50) square feet.

Albertson's Building Frontage: 260 lineal feet

Allowable Wall Signage: One (1) wall sign with a maximum square footage of 260 square feet

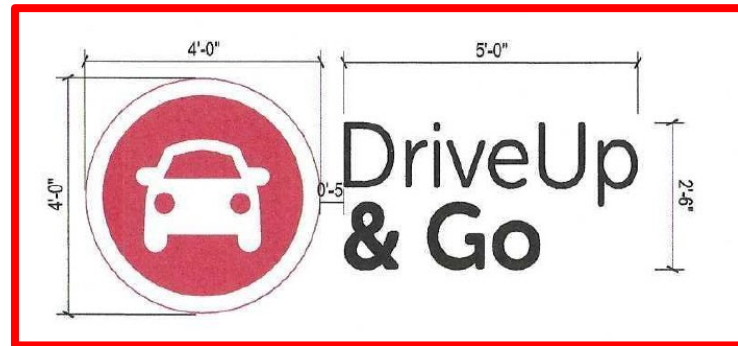
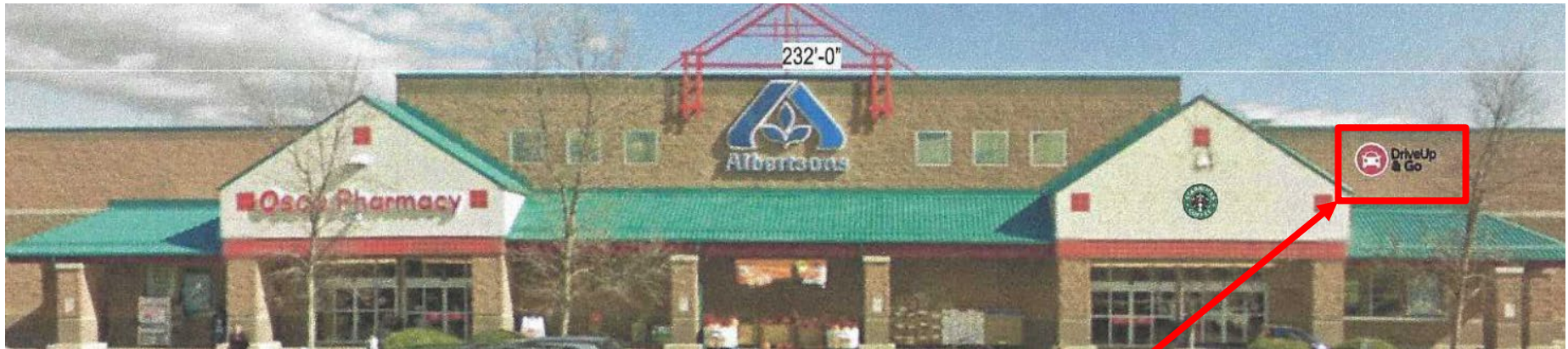


North Reserve Street:

Allowed: (1) at 260 square feet in area.

Existing: (3) wall signs with combined 203.5 square feet in area (100 square feet, 87.5 square feet, and 16 square feet)

Proposed Signage



North Reserve Street Wall Signage:

Allowed: (1) at 260 square feet in area.

Proposed: (4) with combined 241.6 square feet in area (100 square feet, 87.5 square feet, 16 square feet, and 37.6 square feet)

RECOMMENDED MOTION

THAT the Missoula Design Review Board **approve** comprehensive sign package for the Albertsons located 2230 North Reserve Street, based on the findings of fact and testimony heard at the public hearing, subject to two (2) conditions of approval:

1. All signage requires approval of a sign permit by Development Services. Development Services will base the permit approval on the sign package approved by the Design Review Board. Signage shall not be modified or additional signs added beyond what was approved by the Design Review Board without re-submittal of an application and approval from the Design Review Board.
2. Any applicable electrical, building and sign permits shall be obtained prior to installation of the signs.