



**DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT**

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**TO: Planning Commission**

**FROM: Planning Staff**

**SUBJECT: Sign Permit Case No. 05-SP-059 and Variance Case No. 05-VAR-009**

**DATE: May 4, 2006**

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**BACKGROUND AND DESCRIPTION**

On February 16, 2006, the Planning Commission conducted a public hearing for a requested Sign Permit to amend the sign program for Archstone Oak Creek Apartments complex located at 29128 Oak Creek Lane. The applicant, Wm. Paul Companies for Archstone Company, also requested a Variance to install two monument identification signs for the complex.

The Planning Commission continued the public hearing, to allow the applicant an opportunity to redesign the proposed monument identification signs and make changes to the overall color scheme of the sign program. The Planning Commission reviewed the revised sign program on April 6, 2006 and recommended that additional revisions be made to the sign program and that the applicant submit color samples of the proposed signage. The Planning Commission requested that the applicant correct errors and inconsistencies within the submitted exhibits. The applicant has since submitted new exhibits for the Planning Commission's review. Sign samples will be presented at the May 4, 2006 hearing.

The latest sign proposal includes a beige background with brown letters as shown at the April 6, 2006 meeting. The color scheme would be used throughout the apartment complex and for the monument signs north and south of the entry driveway. The applicant has since added a third color by substituting the color of the solid plate where the name of the apartment complex would be identified with a green color instead of the brown. A photo simulation is provided for reference. If approved, the color substitution would be applied to the entire catalog of signs for Oak Creek Apartment. After verifying the corporate requirements for identification signs, the applicant will not be changing the design as he had identified at the meeting. The final catalog will be revised to incorporate the final design and typographical corrections.

**RECOMMENDATIONS**

If the Planning Commission desires to approve Sign Permit Case No. 05-SP059 and Variance Case No. 05-VAR-009, draft Resolutions and Conditions of Approval are attached for considered adoption. If the Planning Commission wishes to deny the application(s), a draft Resolution of denial would be drafted for adoption at the next Planning Commission meeting.

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**ATTACHMENTS**

- Draft Resolutions of Approval and Conditions
- April 6, 2006 Planning Commission Meeting Minutes
- February 16, 2006 Planning Commission Meeting Minutes
- April 6, 2006 Staff Report
- February 16, 2006 Staff Report
- Sign Program Exhibits