



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Planning Staff

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

DATE: April 6, 2006

Background

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 Variance to install two monument identification signs for the complex.

The Planning Commission continued the public hearing to the Planning Commission Meeting of March 16, 2006, 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 granted a subsequent continuance of the public hearing to April 6, 2006. The applicant has since submitted new exhibits for the Planning Commission's review. A copy of February 16, 2006 staff report is attached for reference.

Project Description

On February 16, 2006, the Planning Commission directed the applicant to introduce a third color to the overall Sign Program. The applicant has responded by substituting the rust background with a beige color, and the ivory copy with brown copy. The arch design of the logo will be in a color grey as originally proposed. The number of revised signs remains as previously proposed with the exception of two new warning signs in the garage area that were omitted in the original proposal. The placement and the sizes of the signs that are being revised also remain the same.

In regard to the monument, the Planning Commission requested the applicant redesign the face or change the colors of the sign to reduce its prominent visibility. Although the proposed styles and location remain the same, the applicant now proposes two alternatives with regard to the colors and sign height. Both alternatives incorporate the colors throughout the site, which include a brown copy on a beige background with the grey stone arch. The letters will remain applied directly to the stucco background. One design maintains the height of the sign as previously proposed (5 feet 9 inches) and provides a taller base. The other proposal includes a lower sign to a height of 5 feet, which reduces the base. The wall supporting the new face would have to be lowered by approximately 9 inches if this alternative is selected.

Recommendations

If the Planning Commission desires to approve Sign Permit Case No. 05-SP059 and Variance Case No. 05-VAR-009 a draft Resolution 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 proposed for adoption at the next Planning Commission meeting.

Attachments

- New Draft Resolutions of Approval and Conditions
- February 16, 2006 Planning Commission Meeting Minutes
- February 16, 2006 Staff Report
- Sign Program Exhibit