

**Belle Creek: A Family Centered New Town
PUD Zone Document Amendment
Northwest of East 104th Avenue & Belle Creek Boulevard
February 12, 2013**

AMENDMENT NARRATIVE

Application Request

Belle Creek Commercial Properties, LLC, requests approval of the Belle Creek PUD amendment, Sheets 12A and 12B to replace the approved PUD Sign Plan (Sheet 12 of 13) in order to provide three types of monument identification signs along the 104th and Highway 85 frontages. City code has a provision for subdivision signs, which will also be constructed for the overall development. These signs are also shown on Sheet 12B and designed with the same architectural features, materials and colors of the monument signs. The proposed signs establish and strengthen an updated design theme with materials and colors harmonious to existing elements in the development. Property owners believe the signs are necessary for the leasing and long term commercial success of the retail uses that do not directly front the perimeter highways and are located internal to the comprehensive development known as “Belle Creek: A Family Centered New Town”. The applicant has received architectural approval from the Belle Creek Design Review Committee for the proposed PUD amendment and signage.

Proposed Signs

The original PUD allows project monumentation within the development as follows: Signage and/or architectural features shall be allowed at the project entrances at 104th and at Highway 85.” The amended sign plan includes an updated design for the signs and locates them on the key map on Sheet 12B. The proposed amendment will add one additional monument sign along the Highway 85 frontage between 104th and Long’s Peak Drive. The existing sign at Long’s Peak Drive will be replaced with the new sign base for consistency in theme. Subdivision signs will be constructed on the north and south boundaries of the community, incorporating the same architectural elements, materials and color. Please refer to the amended text outlined on Sheet 12A and the key map and sign designs shown on Sheet 12B.

Architecture, Materials and Color

The new sign design is complimentary of the materials and architectural style of traditional Colorado buildings and recently approved commercial projects. It showcases high quality, historically rooted materials combining the details, colors and textures called for in the Belle Creek Design Guidelines and Vision Statement.

The monument signs are anchored with a stack bond CMU masonry base in Boral #607 Charcoal. The recurring theme of a stone column is captured on each monument sign and features Boral Prostone Veneer in Charcoal Mist, internally illuminated/recessed sconce with subtle bell insignia and mill finished aluminum cap. The angled supports for the monument signs will match the pole supports and color palette found in the Community Center’s bell tower and the tower roof of the retail building along Belle Creek Boulevard. The similarly designed sign bases will contain the multi-tenant signs/logos of routed aluminum panels. A changeable copy sign panel will be incorporated into the replacement sign located at Long’s Peak Drive for community messaging.

The proposed architectural features of the signs demonstrate compatibility with the existing Belle Creek community that have used similar design principals and like materials not specifically called out in the design guidelines. The sign designs combine the approved materials and design principals described in the design guidelines with additional materials and design elements common to the development.

Sign Illumination

Proposed signage will incorporate a combination of external and internal lighting. Monument and subdivision sign bases will be washed with low profile, shielded ground lights, which will subtly illuminate the “Belle Creek” aluminum pin-mounted letters. The “bell” logo internally illuminated wall sconces will be recessed into the column stone and located below the column cap. Individual aluminum routed sign panels for tenant advertising are internally illuminated by fluorescent lighting.

General Sign Locations

Subdivision Signs:

Subdivision Sign A: Located on Highway 85 on the north end of the subdivision

Subdivision Sign B: Located on 104th at the south end of the subdivision

Monument Signs:

Monument Sign 1: Located at the northwest corner of 104th & Belle Creek Boulevard

Monument Sign 2: Located at the southwest corner of Highway 85 & Long’s Peak Dr.

(This sign will replace the existing joint identification monument sign)

Monument Sign 3: Located along Highway 85 between Long’s Peak Dr. and 104th

Please refer to Sheet 12B for key map representation of sign locations.