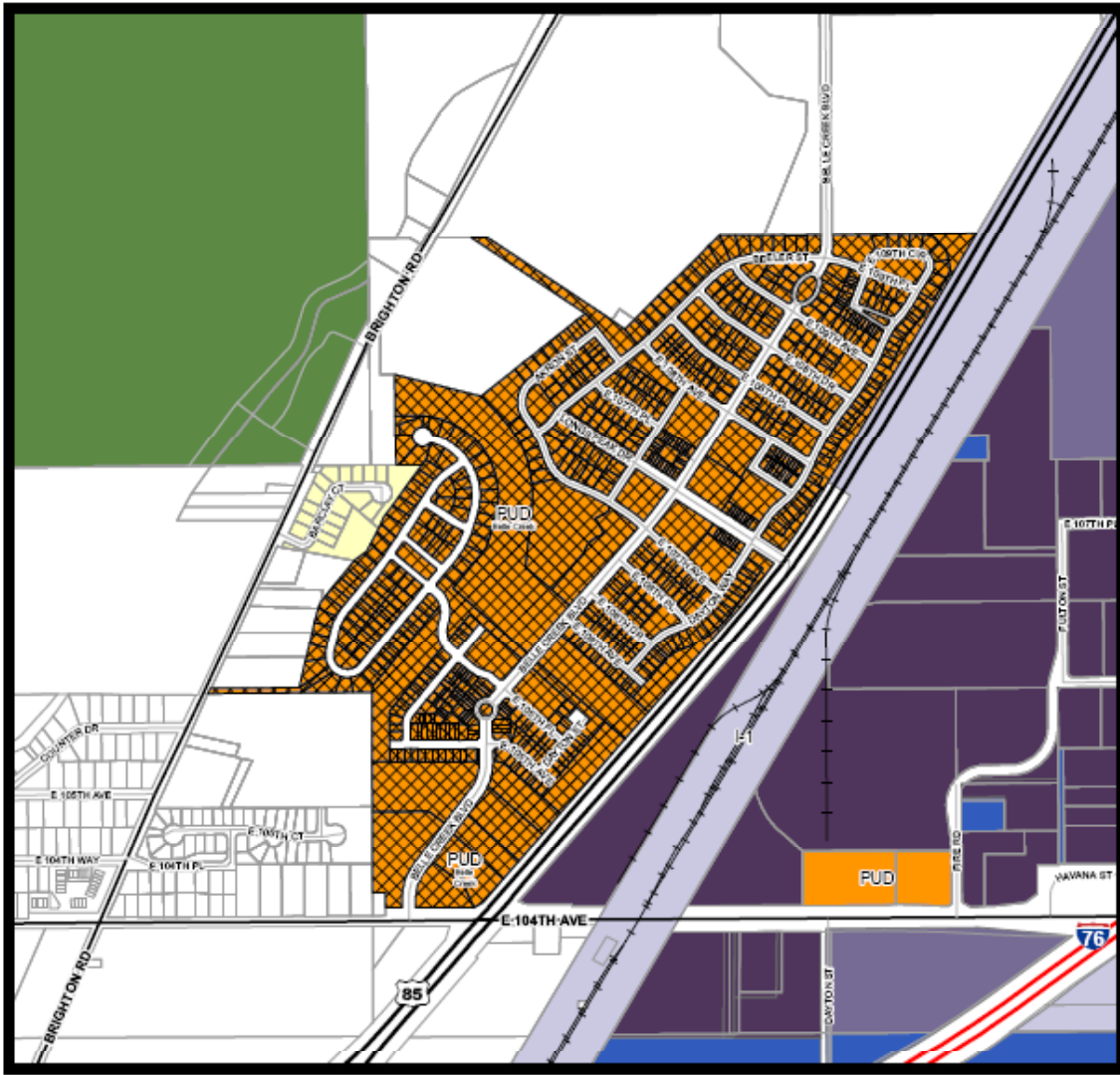


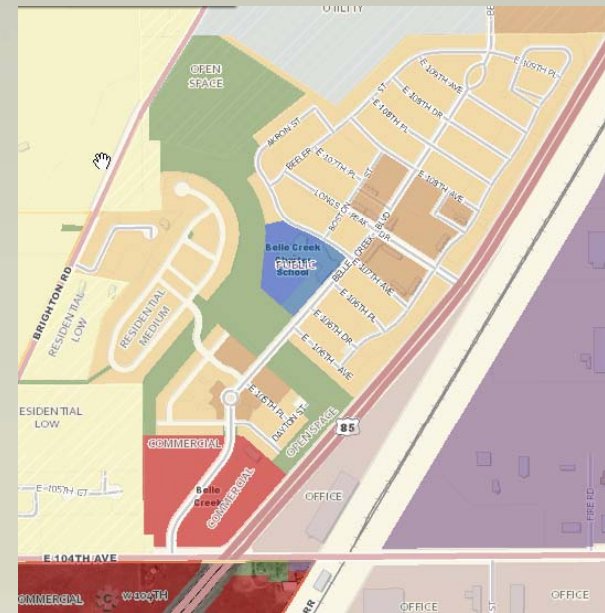
**Z-717-00-13**

**Location: Belle Creek Subdivision, All Filings**  
**Applicant: Belle Creek Commercial Properties**  
**Request: Amend signage regulations in PUD**

# Site and Surroundings



Zoning Designation:  
Planned Unit  
Development (PUD)  
Comp Plan:



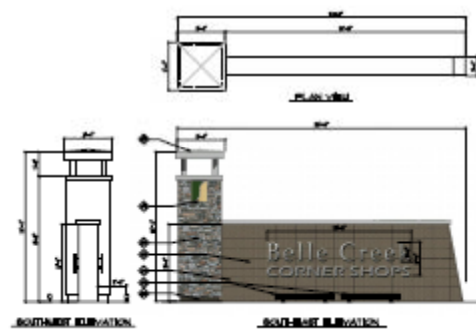
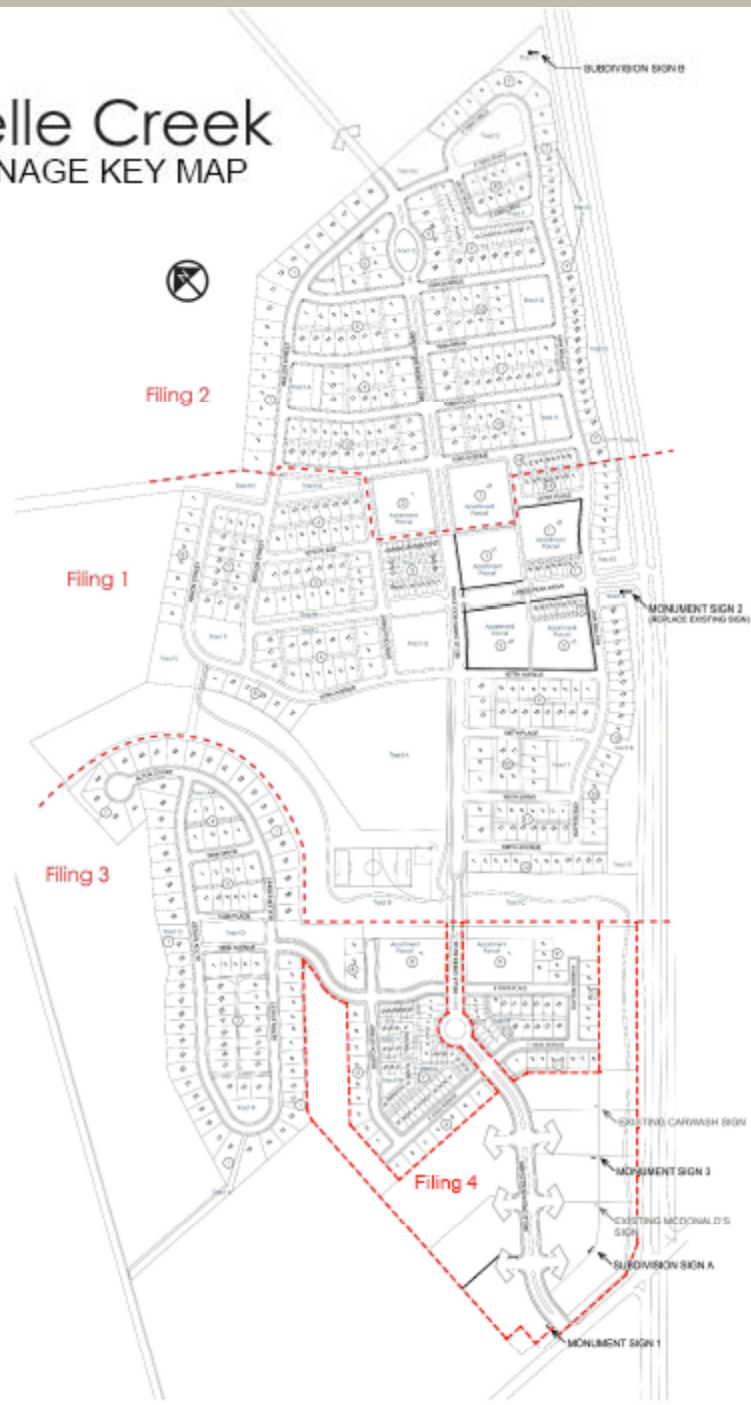
# Case History

## Case History

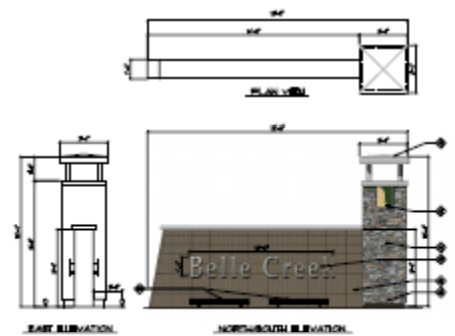
*Belle Creek was originally zoned PUD in 2000 with Filings 1, 3 and 4 being platted later that same year. Filings 2 was platted the following year.*

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
Z-717-00	2/7/00	PUD zoning	Approval
Z-717-00-01	2001	Amendment to PUD	Withdrawn

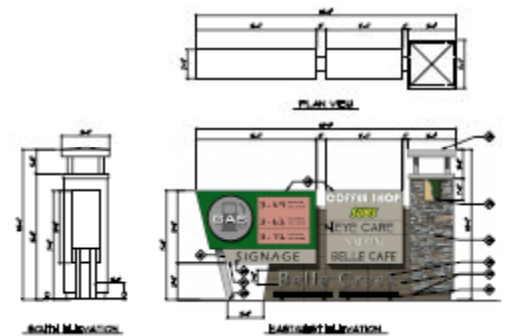
# Belle Creek SIGNAGE KEY MAP



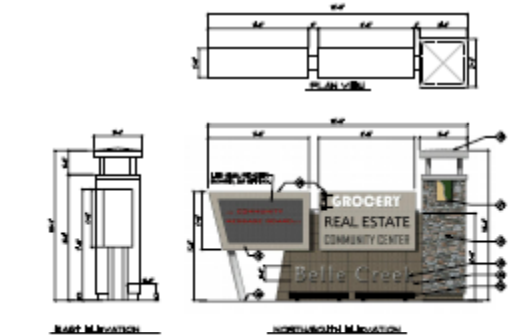
**A** SUBDIVISION SIGN A – 26 S.F.  
12B NOT TO SCALE



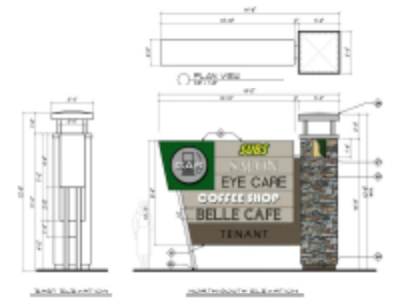
**B** SUBDIVISION SIGN B – 16 S.F.  
12B NOT TO SCALE



**1** MONUMENT SIGN 1 – 78 S.F.  
12B NOT TO SCALE



**2** MONUMENT SIGN 2 – 69 S.F.  
12B NOT TO SCALE



**3** MONUMENT SIGN 3 – 80 S.F.  
12B NOT TO SCALE

### ◇ KEY NOTE LEGEND

- 01 ALUMINUM SIGN CABINET
- 02 INTERNALLY ILLUMINATED SIGN TEXT
- 03 STONE: SIGNAL FRONTIER VENEER, CHANDLER MET
- 04 STACK BOND CHALK: SIGNAL GREY CHANDLER
- 05 CAP: PRESATHERED BALVALINE
- 06 ALUMINUM COLUMN (PWR)
- 07 INTERNAL ILLUMINATED SIGNAGE: BELLE CREEK BRAND
- 08 ALUMINUM PIN MOUNTED LETTERING
- 09 EXTERNAL MONUMENT BASE LIGHT

# Proposed Amendments

- Commercial Area D, In-line or Multi Tenant Retail Buildings – Sign facia criteria
  - Tenants that occupy the end of buildings with non-street frontage will be allowed an additional sign on the non-street frontage not to exceed 30 Sq Ft within the owner’s designated area.
  - If access is provided to the tenant spaces on the rear of the multi-tenant building and customer parking is provided at the rear of the building, additional awning identification signage not to exceed 30 sq feet per tenant space will be permitted. Awning/rear door identification signage will not count against sign allowance if they are not visible from public right-of-way.
  - Internally illuminated logos are allowed in conjunction with or in lieu of channel letters as long as the area of the logo or combined area, if used with channel letters does not exceed the allowable tenant sign area.

# Proposed Amendments

- Commercial Area D, Pad Site Signage, Single Tenant – Facia sign criteria
  - Motor vehicle fueling facilities with convenience store and canopy structure can have one fascia sign (including logos) per structure per street frontage.
- Commercial (Area A- Town Center)
  - Logos may be internally illuminated cabinets as approved by the owners
- Project Monumentation
  - Project Monumentation Signs have been modified to allow three types of joint identification signs along the US Highway 85 and 104<sup>th</sup> Avenue frontages as shown on sheet 12B. In addition, two subdivision signs are allowed as defined here in

# Planning Commission Analysis

- The number of signs proposed is appropriate
  - different purposes
  - uniform aesthetic
- The signs feel like a cohesive part of the overall Belle Creek Community
- The proposed signage amendments will help with the economic development of the Belle Creek commercial areas
- No adverse impacts by creating site distance issues, obstructing the floodplain, etc.

# Recommendation

- Reviewed case against rezoning approval criteria
- On February 5, 2013 Planning Commission took testimony and voted 5 to 0 to forward this request with a favorable recommendation.