

Z-717-00-13 (amendment of existing signage regulations for the property located within the Belle Creek Subdivision Filings 1-4): Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notice and publication information. Ms. Axmacher reviewed the staff report and presentation. Staff recommended that the Planning Commission forward the PUD Zone Document Amendment request to the City Council with a favorable recommendation.

Ms. Peggy Friesen, Representative for Belle Creek Commercial Properties LLC, stated that the proposed amendments would establish a stronger identity for the Belle Creek community and would add consistency in the Belle Creek branding. The types of signs proposed include one subdivision identification sign, one commercial area identification sign, two commercial area tenant signs, and one town center tenant sign, which would incorporate existing elements in the development. Ms. Friesen noted that the applicant received architectural approval from the Belle Creek Design Review Committee as well as the State of Colorado Department of Outdoor Advertising. In response to the questions raised by the Commission, Ms. Friesen clarified that monument sign three would contain multi-tenant signs and logos. She also stated that the Metro District would manage the ongoing maintenance of the signs. The Commission did not have questions for the applicant.

Chairman McFarlin opened the hearing to the public. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

MOTION:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at Belle Creek Subdivision Filings 1-4 contained in case Z-717-00-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment. Commissioner Jones seconded the motion.

McFarlin	Yes	
Jones	Yes	
Cammack	Yes	
Dreiling	Yes	
Robertson	Yes	5 Yes

Motion passed.