

ENCORE SITE DEVELOPMENT PLAN AMENDMENT COMMON SIGN PLAN

**DESIGN REVIEW BOARD
SEPTEMBER 9, 2020**



LOCATION



COMMON SIGN PLAN

Two main components:

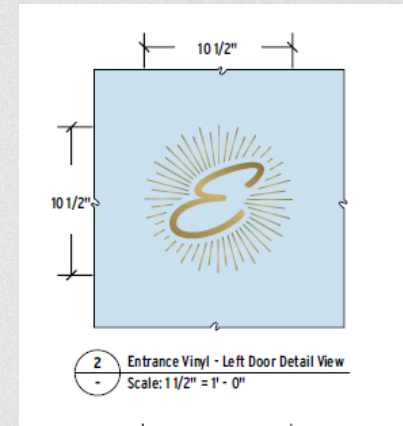
Project Identification Signage

- Shows locations and sizes
- Shows sign designs

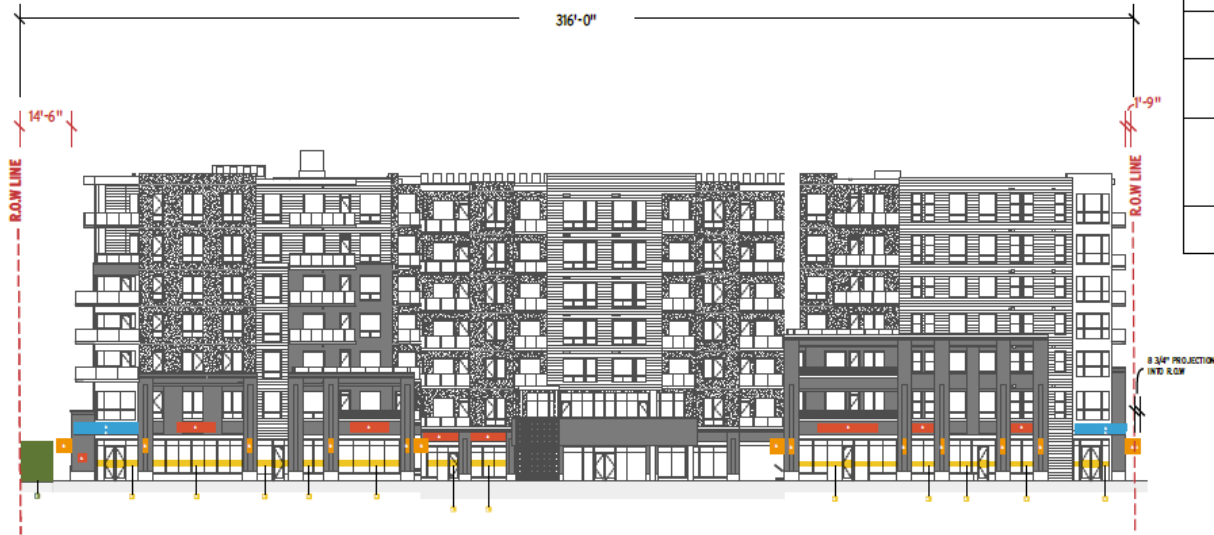
Tenant Signage

- Shows locations and allowed maximum sizes
- Provides guidelines for tenants (types, materials)

PROJECT IDENTIFICATION



TENNANT SIGNAGE



SIGN TYPE	TOTAL ALLOWABLE SIGN AREA
A	One and one-half square feet for each linear foot of building frontage, not to exceed 25% of the wall to which the sign is attached. Sign may be limited in sign based on sign location.
B	Not to exceed 16 square feet per sign face.
C	Vinyl graphics should not exceed 20% of the total window area with 10% allowed to be opaque or solid.
D	Top mounted canopy sign locations not to exceed 25 square feet. Face mounted canopy sign locations not to exceed 9 square feet.
E	Not to exceed 100 square feet.

TENNANT SIGNAGE

ENCOURAGED EXAMPLES



ENCOURAGED EXAMPLES





FINDINGS:

THE PLAN MEETS THE INTENT OF THE DOD;
THE PLAN HELPS FURTHER THE GOALS AND OBJECTIVES
SET OUT FOR DOWNTOWN CASTLE ROCK THROUGH ITS
MASTER PLAN AND DESIGN GUIDELINES.



APPLICANT PRESENTATION



QUESTIONS & DISCUSSION

PROPOSED MOTIONS:

OPTION 1: APPROVAL

I MOVE TO APPROVE THE ENCORE COMMON SIGN PLAN, SDP 1ST AMENDMENT.

OPTION 2: APPROVAL WITH CONDITIONS

I MOVE TO APPROVE THE ENCORE COMMON SIGN PLAN, SDP 1ST AMENDMENT WITH THE
FOLLOWING CONDITIONS:
(LIST CONDITIONS)

OPTION 3: DENIAL

I MOVE TO DENY THE ENCORE COMMON SIGN PLAN, SDP 1ST AMENDMENT.

OPTION 4: CONTINUE ITEM TO NEXT HEARING

I MOVE TO CONTINUE THE ENCORE COMMON SIGN PLAN, SDP 1ST AMENDMENT TO THE
NEXT REGULAR DESIGN REVIEW BOARD MEETING ON SEPTEMBER 23, 2020.