



## Legislation Text

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**File #:** 17-320, **Version:** 1

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner

**DATE:** October 3, 2017

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Consideration of two proposed subdivision wall signs  
(MI-17-03, The Villas at Cheney Estates - Town Triangle)

**ACTION:**

Make a recommendation to Town Council whether to approve, deny, or continue the application request for two subdivision wall signs at "The Villas at Cheney Estates" located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X and part of 174-36-188A). The signs will be at the entry road of East Ironwood Drive into the proposed development. The proposed signs meet the sign criteria as described under the Compliance attachment to this report. Based on this compliance, staff recommends Option 1 to approve the subdivision signs.

**Option 1**     **Approval**

Based upon compliance to the Town's sign criteria, I move for approval of MI-17-03, for two subdivision wall signs at "The Villas at Cheney Estates," subject to the following conditions:

1. Subdivision signage and sign lighting for the Property of "The Villas at Cheney Estates" shall be in substantial compliance with the Wall and Gate Plan prepared by Cullum Homes.
2. Sign lighting shall not exceed two fixtures per sign, each fixture shall not exceed a lumen count of 1,080 lumens, and the illumination shall not exceed 0.75 foot-candles at the property line.

**Option 2**     **Recommendation of Denial**

I move that the Planning Commission recommends forwarding to the Town Council denial of MI-17-03, for two subdivision wall signs at "The Villas at Cheney Estates." [*Specify reasons for denial*]

**Option 3**     **Recommendation of Continuance**

I move that the Planning Commission recommends continuing their action to an unspecified meeting date to allow the applicant additional time to consider other alternatives.

## **BACKGROUND**

Refer to the attachments for background information.

## **ATTACHMENTS**

1. Existing Conditions - History
2. Compliance
3. General Plan Policies
4. Differences
5. Timing
6. Statement of Direction (Gate SUP)
7. Application Material
8. Utility - Fire
9. Traffic Statement
10. FEMA (CLOMR) - Drainage
11. Comments - Noticing
12. Preliminary Plat, Plans, and Updated Material

C:     - Applicant  
       - Case File