

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 15-09**

DATE: April 27th, 2015
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: John Pick, City Manager *JAP*
Brook Svoboda, Director of Planning and Development *BS*
SUBJECT CR-58 Comprehensive Sign Plan – Authorization for Eligibility for SCL Hospital

BACKGROUND

SCL Hospital is seeking to locate a sign on the Metro North property at the intersection of 120th & Grant with Metro North's consent. SCL has stated that the sign at this location is imperative for the project. To accommodate this request, Council would need to authorize the use of the Comprehensive Sign Plan, as provided for under Section 21-1-6, part (a)(6), to enable the Planning Commission to consider the request.

Section 21-1-6. Comprehensive Sign Plans (CSP)..

(a) The Planning Commission may permit the utilization of CSP's for properties that meet any of the following criteria:

- (1) Two (2) or more contiguous parcels, which are held in unified control and which comprise two (2) or more acres;
- (2) Commercial centers having a single tenant with fifty thousand (50,000) or more square feet;
- (3) Developments with six (6) or more nonresidential occupants;
- (4) Planned unit developments;
- (5) Apartment complexes; or
- (6) Any development whose signage requires, by City Council action, coordination with its surrounding area.**
- (7) For multiple building complexes which are located on one tract or parcel of real estate.

Since the ownership configuration does not meet the other stated eligible criteria, Council action is required to enable the placement of the joint identification sign at the corner. Included as Attachment 1 to this Staff report is the proposed sign and site plan from the CSP package, which depicts the location and appearance of the proposed sign on Metro North's property. Metro North has consented to the placement and configuration of the sign.

Approval of the proposed resolution will enable SCL to submit a CSP to the Planning Commission for consideration and approval. The Planning Commission is scheduled to take action on the entire Comprehensive Sign Plan at their May 5th 2015 meeting.

RECOMMENDATION

Staff recommends approval of CR-58

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org or 303.450.8937

ATTACHMENT

ATTACHMENT 1 SCL Comprehensive Sign Plan Excerpt

ATTACHMENT 1



4 DOUBLE FACE INTERNALLY ILLUMINATED FREESTANDING SIGN
QUANTITY: 1 MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

4.2 SIDE VIEW

SCOPE OF WORK:	
DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN	
PERMITTING / SIGN AREA: 81.8ft ²	
FINAL ELECTRICAL NOT INCLUDED	
CONNECTION BY:	

FABRICATION SPECIFICATIONS

LETTER	CABINET	MATERIAL	ALUMINUM W/ ROUT-OUT FACES
A	LIGHTING	FLUORESCENT (H.O.)	
	PAINT	SEE COLOR KEY	
	FINISH	GLOSS	
BACKUP	MATERIAL	ACRYLIC	
	BACKUP COLOR	#7328 WHITE ACRYLIC	
B	MATERIAL	ALUMINUM	
	THICKNESS	0.090"	
	PAINT	SEE COLOR KEY	
C	MATERIAL	ALUMINUM	
	THICKNESS	.090"	
	PAINT	SEE COLOR KEY	
D	TYPE	ALUMINUM	
	THICKNESS	.090"	
	PAINT	SEE COLOR KEY	
E	FINISH	SATIN	
	BACKUP	#7328 WHITE ACRYLIC	
	LAYER	1st SURFACE	
F	COLOR	SEE COLOR KEY	
	VINYL		
	REVERSE PAN	LIGHTING	LED
FACE	LIGHT COLOR	WHITE LED	
	TYPE	ALUMINUM	
	PAINT	SEE COLOR KEY	
RETURN	DEPTH	2"	
	BACKS	MATERIAL	POLYCARBONATE
STAND OFF	COLOR	CLEAR	
	TYPE	SLEEVED ALL-THREAD	
	SIZE	1 1/2"	
VINYL	PAINT	MILL FINISH	
	LAYER	1st SURFACE	
	COLOR	SEE COLOR KEY	

COLOR KEY

NO.	PAINT	SHERWIN WILLIAMS #	VINYL	3M STANDARD COLOR
1	ALL COLORS	T.B.D.		
2				
3				
4				
5				
6				

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

YESCO
Denver Region
Denver
11220 E. 53rd Avenue, Suite 300
Denver, CO 80239
303-975-9933
Colorado Springs
5011 List Drive
Colorado Springs, CO 80919
719-385-0103
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CLIENT: SCL HEALTH
ADDRESS:
CITY / STATE / ZIP: NORTHGLENN, COLORADO
ACCOUNT EXECUTIVE: RODNEY EATON
DESIGNER:
ORIGINAL DATE: 02.24.2015

CUSTOMER APPROVAL
Client Signature / Date
Landlord Signature / Date
ELECTRICAL NOTE
NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL PUNTS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.
IF YOU DO NOT SEE YOUR NUMBER IN THE LIST BELOW
VOLTS AMPS

UL NOTE
YESCO IS A UL LISTED SIGN MANUFACTURER
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

DATE	REVISION	DESIGNER
11-18-15	initial design	DL
12-18-15	initial "15 HOUR"	DL
1-13-16	update size of cabinet structure as per vendor	DL
1-13-16	update form for landscape & change bus to panel	DL
1-13-16	change colors back on base sign	DL
1-13-16	change colors	DL



SIGN1 AREA: 96.33ft²

1 MAIN IDENTIFICATION MONUMENT SIGN



SIGN2 AREA: 6.0ft²

2 DIRECTIONAL



SIGN3 AREA: 6.0ft²

3 DIRECTIONAL



SIGN4 AREA: 81.8ft²

4 FREESTANDING SIGN



SIGN5 AREA: 248.64ft²

5 CHANNEL LETTERSET



SIGN6 AREA: 36.0ft²

6 CHANNEL LOGO

AMBULANCE

SIGN7 AREA: 20.68ft²

7 CHANNEL LETTERSET

EMERGENCY

SIGN7 AREA: 20.39ft²

8 CHANNEL LETTERSET



SIGN8 AREA: 248.64ft²

9 CHANNEL LETTERSET



SIGN9 AREA: 36.0ft²

10 CHANNEL LOGO

EMERGENCY

SIGN7 AREA: 20.39ft²

11 CHANNEL LETTERSET

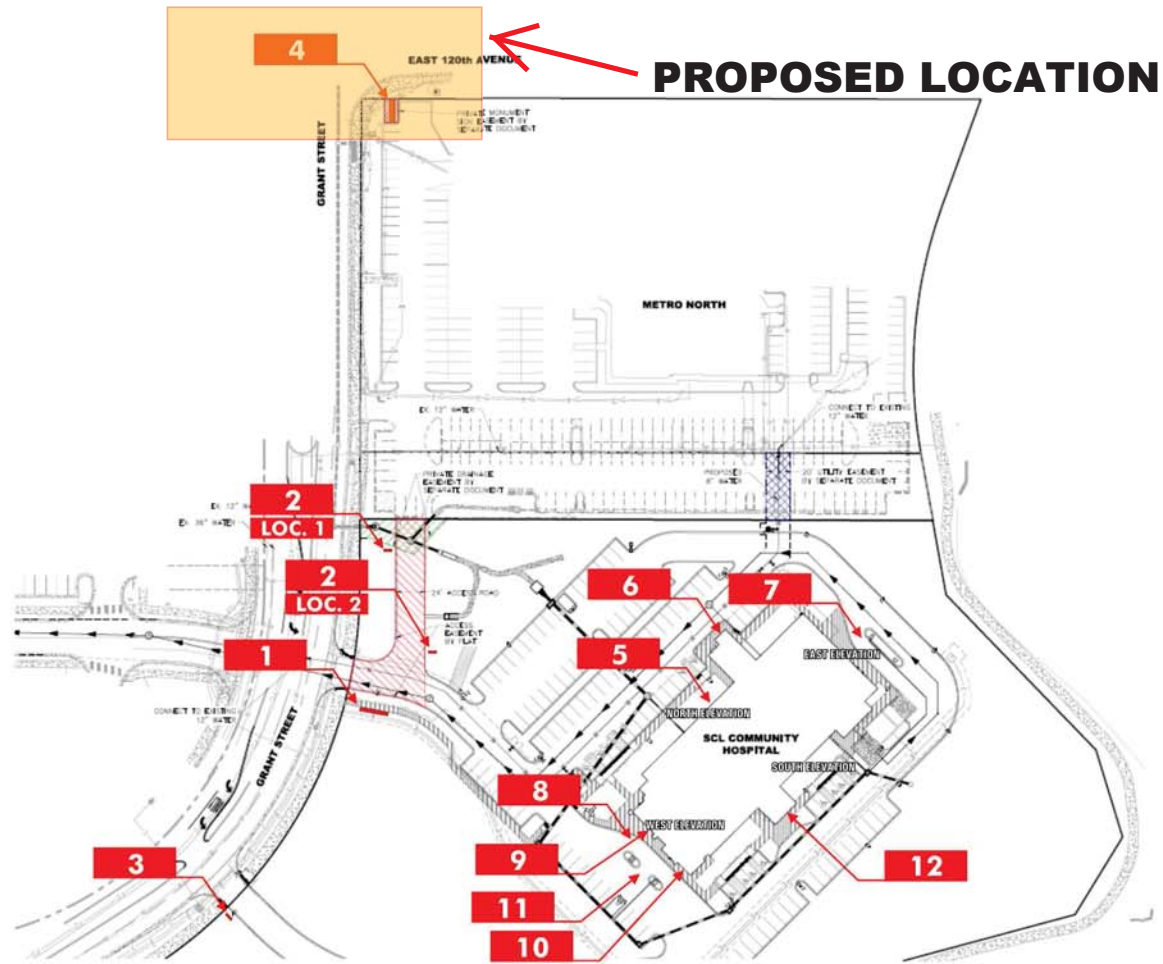
SURGERY

SIGN10 AREA: 27.66ft²

12 CHANNEL LETTERSET

TOTAL SIGN AREA: 848.53ft²

SOUTH ELEVATION	280 LINEAR FEET
NORTH ELEVATION	280 LINEAR FEET
EAST ELEVATION	164 LINEAR FEET
WEST ELEVATION	164 LINEAR FEET
TOTAL LINEAR FEET:	888 LINEAR FEET
BONUS (125%) GRAND TOTAL:	1110 LINEAR FEET
TOTAL SIGN AREA USED:	848.53ft ²



PROPOSED LOCATION

YESCO.
Denver Region
Denver
11220 E. 53rd Avenue, Suite 300
Denver, CO 80239
303-975-9933
Colorado Springs
5011 List Drive
Colorado Springs, CO 80919
719-385-0103
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CLIENT: **SCL HEALTH**
ADDRESS:
CITY / STATE / ZIP: **NORTHGLEN, COLORADO**
ACCOUNT EXECUTIVE: **ROONEY EATON**
DESIGNER: *[Signature]*
ORIGINAL DATE: **02.24.2015**
CUSTOMER APPROVAL:
Client Signature / Date
Landlord Signature / Date

ELECTRICAL NOTE
NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL POINTS OF FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.
IF THE SIGN IS NOT TO BE PLACED IN YOUR SIGNAGE AREA
VOLTS AMPS

-	-	-	-	-	-
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UL NOTE
YESCO IS A UL LISTED SIGN MANUFACTURER
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISIONS

DATE	REVISION	DESIGNER
02-24-15	Issue sign plan	DE
02-24-15	Issue sign plan	DE
02-24-15	Finalize sign location	DE
02-24-15	Issue revised sign plan	DE
02-24-15	Issue revised sign plan	DE
02-24-15	Issue revised sign plan	DE

DESIGN NUMBER:
703597R10

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-58
Series of 2015

Series of 2015

A RESOLUTION FINDING THAT THE COMPREHENSIVE SIGN PLAN PROVISIONS OF THE NORTHGLENN MUNICIPAL CODE ARE REQUIRED TO APPLY TO THE PROPERTIES GENERALLY LOCATED AT 120TH AVENUE AND GRANT STREET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Pursuant to Section 21-1-6(a)(6) of the Northglenn Municipal Code, the City Council hereby finds that a Comprehensive Sign Plan is required for coordination of the development of the proposed SCL Hospital property with the surrounding area, by allowing a sign as part of the City's Comprehensive Sign Plan program to be located on the adjacent "Metro North" property, located at the intersection of 120th Avenue and Grant Street.

DATED at Northglenn, Colorado, this ____ day of _____, 2015.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney