WESTMINSTER
COLORADO

AGENDA
PLANNING COMMISSION PRE-MEETING

Tuesday, September 27, 2022
A light dinner for Commissioners and staff will be served from 5:45-6:10 p.m. in the kitchen off City Council Chambers

Pre-Meeting Begins at 6:30 p.m.
Council Chambers Board Room
Main Level, City Hall

ITEM NO. 1: Items for Planning Commission Discussion

a. Procedure refinements
   - New Script (for Commissioners that were not present at last meeting)

ITEM NO. 2: Upcoming Planning Commission Meeting Agenda Items

October 11, 2022	By-Laws Discussion-No Public Hearing
October 25, 2022	No Meeting
November 8, 2022	Posada Variance Application

ITEM NO. 3: Items on This Evening's Agenda

3a) Public Hearing and Action on a Sign Variance Request for PF Chang's at 14416 Delaware Street

Prepared by: Jacob Kasza, Senior Planner

WESTMINSTER
COLORADO

Tuesday, September 27, 2022 at 7:00 p.m.

PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL

2. CONSIDERATION OF PREVIOUS MEETING MINUTES
   Meeting Minutes of September 13, 2022

3. CONSIDERATION OF NEW BUSINESS
   a. Public Hearing and Action on a Sign Variance Request for PF Chang's at 14416 Delaware Street

   Prepared by: Jacob Kasza, Senior Planner

4. OLD BUSINESS

5. MISCELLANEOUS BUSINESS

6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.
For virtual participation guidelines please visit www.cityofwestminster.us/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers. **PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS WHEN YOU SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezonings, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
   a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
   b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@cityofwestminster.us to make a reasonable accommodation request.

WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
September 13, 2022

1. ROLL CALL

The regular meeting was called to order at 7:00 pm by Chair Jim Boschert. Present were Vice-Chair Joe McConnell, Commissioners Chennou Xiong, Lawrence Dunn, and David Tomecek. Excused from attendance were Commissioners Tracy Colling, Rick Mayo, David Carpenter and Elisa Torrez. Also present: Staff members John McConnell, Interim Planning Manager, Nathan Lawrence, Senior Planner, Heath Klein, Transportation Engineer, Alex Gan, Engineer and Jennifer Baden, Associate Planner. With the roll called, Chair Boschert stated that the alternate would be voting.

CONSIDERATION OF MINUTES

Meeting Minutes from August 23, 2022.
Commissioner Dunn made a motion to accept the minutes from the August 23, 2022 Planning Commission meeting. Vice-Chair McConnell seconded the motion. The minutes were unanimously accepted (5-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) a. Public Hearing and Consideration of a Rezoning, Preliminary Development Plan, and Official Development Plan for the Harris Park Subdivision, Block 19 Located at 4001 West 76th Avenue

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, and public notice affidavit of publication from the *Westminster Window* on September 1, 2022. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

a. Hold a public hearing.

b. Recommend that City Council approve a rezoning to Planned Unit Development for 4001 West 76th Avenue.

c. Recommend that City Council approve the Preliminary Development Plan for Harris Park Subdivision, Block 19, located at 4001 West 76th Avenue.

d. Recommend that City Council approve the Official Development Plan for Harris Park Subdivision, Block 19, located at 4001 West 76th Avenue.

The applicant team, represented by Bobby Lamsal and Lacchu Rana with the Nepalese Cultural Center Colorado, was present and narrated a PowerPoint presentation.

Chair Boschert opened the floor for discussion and questions from the Commissioners to the Staff.

Vice-Chair McConnell asked staff to confirm the height of the wall. Mr. Lawrence stated it will be 4-6 feet and has been documented in both the Preliminary Development Plan and Official Development Plan.

Commissioner Tomecek asked staff why the church vacated, was it due to a failure of the sewer system and was that storm or sanitary? Mr. Lawrence stated that he believes it was sanitary and

was on the private property side, not on the city infrastructure. The owners are aware of that the condition.

Chair Boschert opened the public hearing at 7:48 pm.

Testimony heard was in support of the project citing the need for community members to share and learn other cultures. Testimony was also heard in favor of the building becoming occupied with something that will benefit the community. Preferences for low-water landscaping and a community garden were voiced

Testimony heard was not in favor of the zoning request change citing concerns over the exceptions the applicant is requesting.

Chair Boschert closed the public hearing at 8:08 pm.

Chair Boschert asked for staff and applicant rebuttal.

There was no staff or applicant rebuttal.

Vice-Chair McConnell motioned that the Planning Commission recommend City Council approve the Rezoning, Preliminary Development Plan, and Official Development Plan for a portion of Harris Park Subdivision, Block 19 located at 4001 West 76th Avenue. The recommendation of approval is based on a finding that the Rezoning, Preliminary Development Plan, and Official Development Plan are generally supported by the criteria set forth in Sections 11-5-3, 11-5-14, and 11-5-15 of the Westminster Municipal Code, respectively.

Commissioner Dunn seconded the motion.

Commissioner Xiong asked staff about the requested exceptions. He asked if they will have any negative impact on the neighborhood. Mr. Lawrence stated that the first exception deals with building setbacks and that given the character of the neighborhood, excessive setbacks wouldn't fit into that character; and reduced landscape setbacks, which are fitting for that area and will match the smaller yards in the vicinity. Also, reductions in the landscape setbacks are needed to accommodate the required parking to reduce negative impacts in the community. Lastly, the masonry wall at 4-6 feet is compatible with the fences in that area, and is what the immediate neighbors agreed would be best.

The motion passed unanimously (5-0).

4. ADJOURNMENT
The meeting was adjourned at 8:14 pm.

THE WESTMINSTER PLANNING COMMISSION

_____
Jim Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc

WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting
September 27, 2022

SUBJECT: Public Hearing and Action on a Sign Variance Request for PF Chang's at 14416 Delaware Street

PREPARED BY: Jacob Kasza, Senior Planner

RECOMMENDED ACTION:

1. Hold a public hearing.
2. Deny a Sign Variance request for PF Chang's located at 14416 Delaware Street.

SUMMARY STATEMENT:

- Owners of property within Planned Unit Development (PUD) zoned districts may apply for a variance to the Sign Regulations by making an application to the Planning Commission pursuant to Westminster Municipal Code (W.M.C.) Section 11-11-13(E). TCG Westminster Investors, LLC, has applied for a sign variance for the PF Chang's restaurant located within The Orchard at Westminster, Second Replat Official Development Plan (ODP), which was approved on April 21, 2022.
- The location of the property for which this sign variance is requested is 14416 Delaware Street, Lot 6B, Block 1 of Second Replat, The Orchard at Westminster Filing 1, which is located at the northeast corner of Delaware Street and West 144th Avenue, see Attachment 1.
- The ODP for The Orchard at Westminster addresses the quantity and size of proposed building wall and monument signs through the Comprehensive Sign Program. The Sign Program does not address Incidental Signs, as this is a new sign type created in the latest Sign Regulations update. Under the Sign Regulations, if the ODP does not address a particular sign type, the regulations of that sign type default back to the Sign Regulations.
- The applicant is requesting to deviate from the Sign Regulations to allow for:
    - An encroachment of an incidental sign into the required 10-foot setback by nine feet, which amounts to a 90 percent decrease in setback.
    - An increase in height for two incidental signs from the allowed seven-foot maximum to 14 feet, which amounts to a 100 percent increase in height.
    - An increase in sign area for all cumulative incidental signs from the allowed 40 square feet to 268.25 square feet, which amounts to a 670 percent increase in sign area.

- Planning Division Staff always strive to protect the sanctity of the Sign Regulations by consistently and evenly applying the Sign Regulations to all businesses within Westminster. Inconsistent application of zoning laws creates inequity and uncertainty for the City's local business owners who have invested significant capital in Westminster and have abided by all applicable codes and regulations. For many businesses, signs are used as a competitive tool for identification and marketing. Business owners may view one business achieving "more signage" as a competitive disadvantage and would expect equal treatment under the law, potentially resulting in more variance requests. Historically, the City has upheld the Sign Regulations, and very few variances have been requested or granted. The City Council has adopted six criteria for considering variance applications against which Staff has evaluated this request.

POLICY ISSUE(S):

Should the Planning Commission approve a Sign Variance for PF Chang's located at 14416 Delaware Street?

ALTERNATIVE(S):

The Planning Commission could choose to approve the requested variance. Staff does not recommend this option because the application does not meet the criteria in Section 11-11-13(E), W.M.C.

BACKGROUND INFORMATION:

Overview of Sign Variance Process

Section 11-11-13(E) of the W.M.C. provides that the Planning Commission shall hear and decide sign variance requests. Sign Variances may be requested from any of the dimensional standards within Chapter 11, Title XI of the W.M.C.

Section 11-11-13(E) of the W.M.C. specifies that there are six criteria that must be met before the Planning Commission may grant a variance. These criteria, as they apply to this application, are addressed in detail below. The Planning Commission may only grant a variance if it finds that all six criteria are adequately addressed and satisfied; otherwise the variance request must be denied. Section 2-2-8(C) of the W.M.C. provides that decisions of the Planning Commission are final subject only to an appeal to district court.

Nature of Request

The Applicant has provided an analysis of the sign criteria with supporting graphics in Attachment 2.

The Applicant is requesting to vary from the Sign Regulations in the following ways:

1) Incidental signs: An encroachment of one incidental sign into the required 10-foot setback, pursuant to Section 11-11-11(B) Table 11-11-11-2 of the W.M.C., by 9 feet, which amounts to a 90 percent decrease in setback.

2) Incidental signs: An increase in height for two incidental signs from the allowed seven-foot maximum, pursuant to Section 11-11-11(B) Table 11-11-11-2 of the W.M.C., to 14 feet, which amounts to a 100 percent increase in height.

3) Incidental signs: An increase in sign area for all cumulative incidental signs from the allowed 40 square feet, pursuant to Section 11-11-11(B) Table 11-11-11-2 of the W.M.C., to 268.25 square feet, which amounts to a 670 percent increase in sign area.

Table 11-11-11-2, Section 11-11-11(B) of the W.M.C. has been provided in Attachment 3.

Staff identified that the proposed signs meet the definition of a sign as provided by the Sign Regulations, under Section 11-11-16, W.M.C.:

“Sign: Any object, device, flag, display, structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including, but not limited to, words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. A ‘sign’ includes the sign structure.”

The proposed signs are a trademark of P.F. Chang’s China Bistro Inc. as shown on Attachment 4. The signs clearly advertise, identify, and attract attention specifically for the PF Chang’s brand and the restaurant at this location. This type of sign is similar to the dinosaur statues for the Sinclair brand and the ampersand statues for Kum and Go’s brand.

Any statue meeting the definition of a sign would be regulated under the Sign Regulations. Staff also identified that the appropriate sign type for the proposed signs is Incidental Sign, Free Standing, regulated under Section 11-11-11(B), W.M.C.

Public Notification

Section 11-5-13(A), of the W.M.C. requires the following three public notification procedures for Planning Commission Public Hearings:

- Published Notice: Notice of the public hearing shall be published at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- Property Posting: Notice of the public hearing shall be posted and maintained on the property at least ten days prior to the hearing with a minimum of one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City’s Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- Written Notice: At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner’s associations registered with the City within 300 feet of the subject property. The applicant has provided the City’s Planning Manager with a certification that the required notices were mailed by the required deadline.

Applicant

LDA Design Group
Sean Harris
3500 W Burbank Blvd
Burbank, CA 91505

Property Owner

TCG Westminster Investors, LLC
Grey Stogner
12720 Hillcrest Road, Suite 650
Dallas, TX 12720

Location

The property described in this application is located at 14416 Delaware Street, located the northeast corner of Delaware St and West 144th Ave in the Orchard at Westminster Subdivision.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Orchard at Westminster	PUD	Mixed Use	Retail and Residential
East	I-25/City of Thornton	--	--	--
South	Orchard Park Place	PUD	Office R&D Low	Hospital
West	Orchard at Westminster	PUD	Mixed Use	Retail and Residential

Site Plan Information

The applicant has provided a site plan in Attachment 2. Both of the proposed incidental signs are clearly shown on the site plan on the third page of the attachment.

Site Design

Not applicable.

Traffic and Transportation

Not applicable.

Landscape Design

Not applicable.

Public Land Dedication/School Land Dedication

Not applicable.

Architectural/Building Materials

Not applicable.

Westminster Municipal Code Analysis

Section 11-11-13(E)(2) - Criteria. In considering a request for a variance to the Sign Regulations, the Planning Commission shall determine that:

(a) There are special circumstances or conditions, such as the existence of buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question. However, those circumstances or conditions must be peculiar to the particular entity to which the applicant desires to draw attention, not apply generally to all entities in the applicable Comprehensive Plan land use designation or zone district, and are not conditions created by the property owner, and

Applicant Justification

This is a stand-alone building with significant amount of space from the nearest building. There are no conditions that would restrict the effectiveness of the horses, one will stand in front of the P.F. Chang's entry and the other will stand over the existing landscape looking out towards the intersection.

Staff Analysis

Staff agrees with this statement provided by the applicant: “There are no conditions that would restrict the effectiveness of the horses…”. There are no special circumstances or conditions on the property, on adjacent lots, or within the adjacent right-of-way that substantially restrict the effectiveness of the signs. The applicant could propose the same design of the signs in locations that meet the setback, meet the height restriction, and meet the size restriction. Further, if the applicant must have the sign with their business, they could place the sign within their newly constructed building as they have done at multiple other locations. Their location in Denver does not have any similar sign located on the exterior of their business. The applicant provided imagery of a similar sign as proposed that is within the interior of one of their businesses:

If the sign were placed interior to the building and not within three feet of a window, the sign would not be subject to the Sign Regulations and could be of any size and height the applicant desires.

(b) The variance, if granted, would not weaken the general purpose of the Sign Regulations, the Comprehensive Plan policies, or zoning regulations prescribed for the land use designation or zoning district in which the sign is located, and

Applicant Justification

Approval of this variance will not weaken the purpose of the sign regulations intent. PF Chang’s understands the City of Westminster’s intent for effective, individualized identity while enhancing the community’s experience. The sign is located within landscaped areas and does not pose a threat to public, health, safety or welfare but also functions as a bollard at the entrance and back of the restaurant.

Staff Analysis

Staff finds that all three requests would weaken the Sign Regulations. Any major deviations from the Sign Regulations could potentially cause a city-wide problem. Staff interprets the general purpose of the Sign Regulations is to coordinate the signage throughout the City, and to balance cluttering and the visual impacts of too much signage with the needs of the business community. If this sign variance is granted, other businesses in the area may desire additional sign allowances so that they may also achieve a wider amount of advertising than is allowed under the Sign Regulations. Approving the variance will allow PF Chang’s more signs than competing restaurants in the area giving them an unfair advantage as compared with other businesses.

(c) The variance, if granted, would not alter the essential character of the land use designation or zoning district in which the sign is located…

Applicant Justification

There will be no negative impact on the essential character of the PUD District; the addition of the majestic horses, as opposed to only a sign panel, will complement the subject property and be a welcoming attribute to The Orchard Town Center shopping center. The Property Owner / Landlord (TCG Westminster Investors) and the owner and manager of The Orchard Town Center (Vestar), have reviewed and approved the design package, which includes the horses, without comment.

Staff Analysis

Staff finds that the proposed signs would not alter the essential character of the land use designation or zoning district. The property is located in a retail commercial district with a large variety of commercial businesses.

(d) The variance, if granted, would not be detrimental to any abutting properties, and

Applicant Justification

The variance, as proposed to allow for height, setback and square footage increase, will neither substantially nor permanently injure the appropriate use of adjacent property. The majestic horses are culture centric sculptures that integrate into the fabric of overall community.

Staff Analysis

Staff finds that the proposed signs would not be detrimental to any abutting properties.

(e) The variance, if granted, would not pose a threat to public health, safety, or welfare, and

Applicant Justification

The P.F. Chang's horse symbolizes tradition and celebrates a majestic guest environment. The Horse statues set the tone of the P.F. Chang's experience and becomes diverse larger-than-life cultural sculptures integrated into the fabric of the overall community.

Staff Analysis

Staff finds that the proposed signs would not pose a threat to public health, safety, or welfare as long as a licensed professional engineer stamps the sign drawings that would be submitted with a building permit to ensure that the signs meet the building code. A building permit is required for all free-standing signs over six feet tall with a stamp of a licensed professional engineer.

(f) The variance, if granted, would not authorize a type of sign that is not otherwise permitted by this Code.

Applicant Justification

No response provided.

Staff Analysis

Staff finds that the variance would not authorize a sign type that is not otherwise permitted by this Code. The proposed signs are considered to meet the definition of Incidental Signs.

Project Meeting(s) and Public Comments

A project meeting is not required for a sign variance. No public comments have been received.

Summary of Staff Recommendation

Staff recommends denial of the variance requests as the application has not shown that all six criteria are met. Additionally, the applicant's narrative acknowledges that the request does not meet the first criteria.

Respectfully Submitted,

John McConnell, AICP

Interim Planning Manager

ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Sign Variance Narrative and Drawings

Attachment 3: Incidental Sign Regulations

Attachment 4: PF Chang's Horse Statue Trademark

Vicinity Map
PF Changs
14416 Delaware St

WESTMINSTER

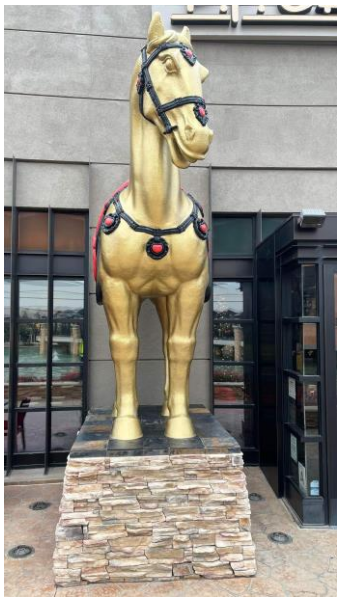
0 250 500 1,000 Feet

N

City of WestminsterEngineering (GIS)/ Planning - JDS - 04-25-2017

June 23, 2022

RE: P.F. Chang's Westminster Incidental Signs Variance



P.F. Chang's is an Asian restaurant concept founded on making food from scratch every day in every restaurant. P.F. Chang's is the first multi-unit restaurant concept in the U.S. to honor and celebrate the 2,000-year-old tradition of wok cooking as the center of the guest experience. With over 300 restaurant locations across the globe, their majestic 11 ft. tall horses grace the entrance to many of their restaurants symbolizing the original Forbidden City in China. In ancient China, clay terracotta horses were buried in the tombs of the noble and wealthy Emperors. One Emperor in particular has 600 terracotta horses in hopes that his great terracotta army would protect him in the afterlife. The speed and endurance of horses made them a rare resource with an indispensable relationship with Ancient China. This relationship is synonymous with the P.F. Chang's restaurant.

The design of the horses are overseen by Jereme Clymer, PF Chang's VP of Design who grew up in the South Pacific, and with Kreylser & Associates based in San Francisco, CA. While they are uniform, Kreylser & Associates assigns a team of three (3) qualified artisans to oversee the fabrication, painting, and delivery of the majestic horse for each location.

We are respectfully submitting this request for the approval of this sign variance request because the majestic horses are a mixture of an incidental symbol and public sculpture together with the fact as defined as an incidental sign, the horses exceed the height, setback, and square footage limits per Westminster Municipal Code 11-11-11-2.

While the Majestic Horses are integral to P.F. Chang's, they will enhance the overall experience of the built environment of the subject property, The Orchard Town Center Shopping Center, and the City of Westminster.

A. This is a stand-alone building with significant amount of space from the nearest building. There are no conditions that would restrict the effectiveness of the horses, one will stand in front of the P.F. Chang's entry and the other will stand over the existing landscape looking out towards the intersection.

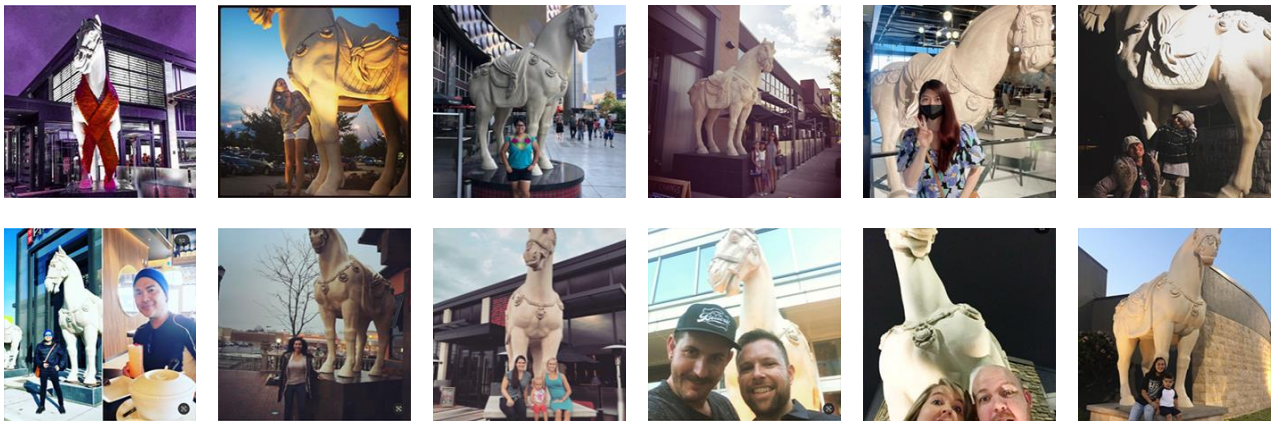
B. Approval of this variance will not weaken the purpose of the sign regulations intent. PF Chang's understands the City of Westminster's intent for effective, individualized identity while enhancing the community's experience. The sign is located within landscaped areas and does not pose a threat to public health, safety or welfare but also functions as a bollard at the entrance and back of the restaurant.

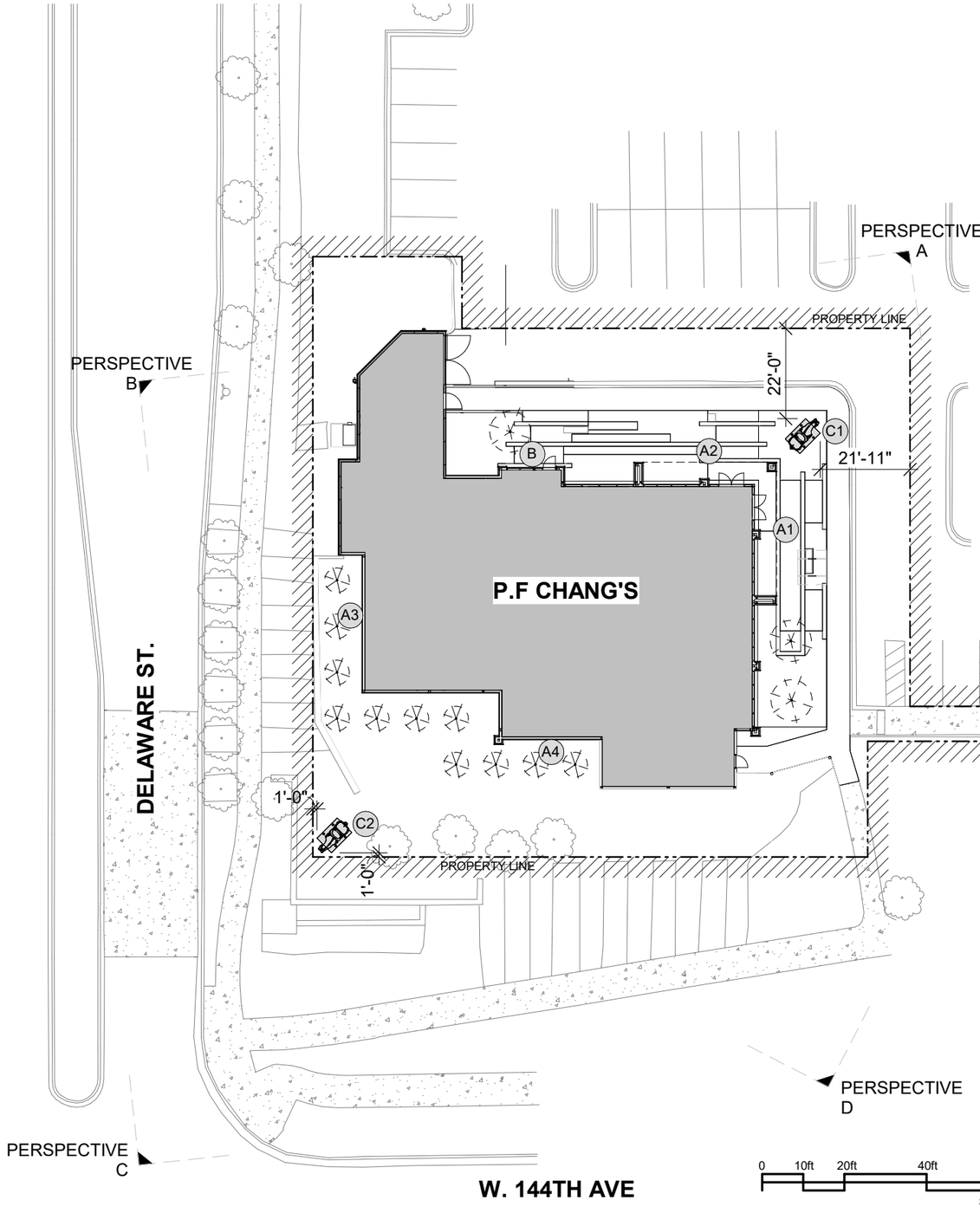
C. There will be no negative impact on the essential character of the PUD District; the addition of the majestic horses, as opposed to only a sign panel, will complement the subject property and be a welcoming attribute to The Orchard Town Center shopping center. The Property Owner / Landlord (TCG Westminster Investors) and the owner and manager of The Orchard Town Center (Vestar), have reviewed and approved the design package, which includes the horses, without comment.

D. The variance, as proposed to allow for height, setback and square footage increase, will neither substantially nor permanently injure the appropriate use of adjacent property. The majestic horses are culture centric sculptures that integrate into the fabric of overall community.

E. The P.F. Chang's horse symbolizes tradition and celebrates a majestic guest environment. The Horse statues set the tone of the P.F. Chang's experience and becomes diverse larger-than-life cultural sculptures integrated into the fabric of the overall community.

We appreciate your review and determination of this matter.





SIGN KEY

LOCATION	DESCRIPTION	SQFT ALLOWED	SQFT PROPOSED
	EAST ELEVATION	**133.5 SF**	**54.35 SF**
A1	CHANNEL LETTERS		54.35 SF
	NORTH ELEVATION	**213 SF**	**74.84 SF**
A2	CHANNEL LETTERS		54.35 SF
B	CANOPY TAKE-OUT SIGN		20.49 SF
	WEST ELEVATION	**138.9 SF**	**54.35 SF**
A3	CHANNEL LETTERS		54.35 SF
	SOUTH ELEVATION	**173.16 SF**	**54.35 SF**
A4	CHANNEL LETTERS		54.35 SF
	INCIDENTAL SIGNAGE	**40 SF**	**268.25 SF**
C1	HORSE (INCIDENTAL SIGN)		134.12 SF
C2	HORSE (INCIDENTAL SIGN)		134.12 SF

BLDG SIGNAGE PER ELEVATION
(MAX SIGN SQFT IS 2SQFT PER 1 LINEAL FT OF FRONTAGE)

EAST ELEVATION - 66'-9" LF X 2 SQFT = 133.5 SQFT
NORTH ELEVATION - 106'-6" LF X 2 SQFT = 213 SQFT
WEST ELEVATION - 69'-5 3/8" LF X 2 SQFT = 138.9 SQFT
SOUTH ELEVATION - 96'-7" LF X 2 SQFT = 173.166 SQFT

SIGNAGE VARIANCE REQUEST

PROPERTY IS DESIGNATED MIXED USE BY COMPREHENSIVE PLAN
OFFICE/TRANSITION (OTC) IS THE SIGN CATEGORY (SECTION 11-11-8(C), W.M.C.
INCIDENTAL SIGNS - SECTION 11-11-11(B), W.M.C. TABLE 11-11-11-2

INCIDENTAL SIGN QUANTITY
ALLOWED: 2
PROPOSED: 2

INCIDENTAL SIGN SETBACK
ALLOWED: MIN 10FT
PROPOSED: NORTH EAST HORSE @ 15FT
SOUTH WEST HORSE @ 1FT

INCIDENTAL SIGN AREA
ALLOWED: 40 SF CUMULATIVE
PROPOSED: 268.25 SF CUMULATIVE

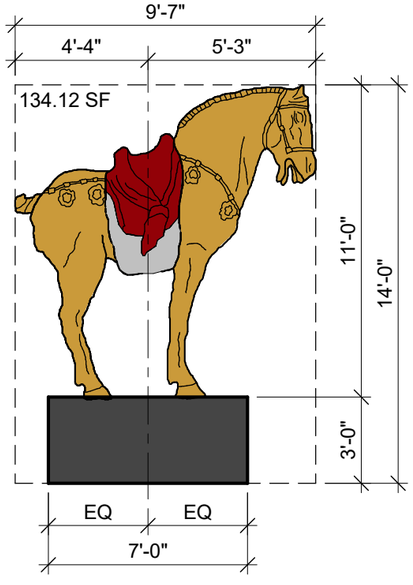
INCIDENTAL SIGN HEIGHT
ALLOWED: MAX 7FT
PROPOSED: 14 FT

P.F. CHANG'S

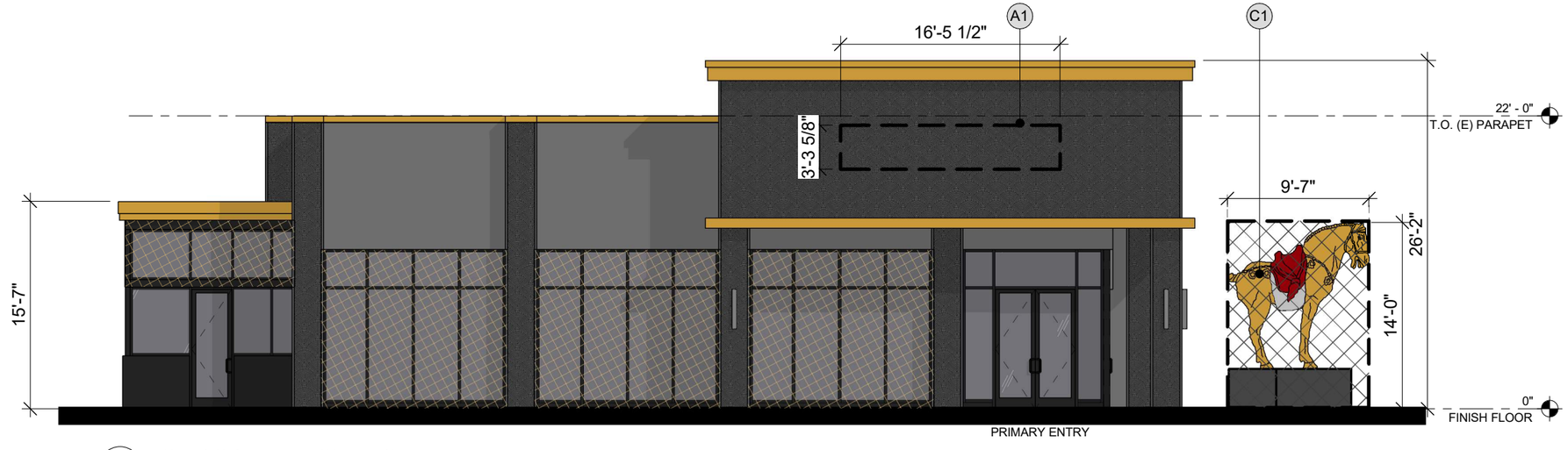
LDA design group

SITE PLAN
-1-

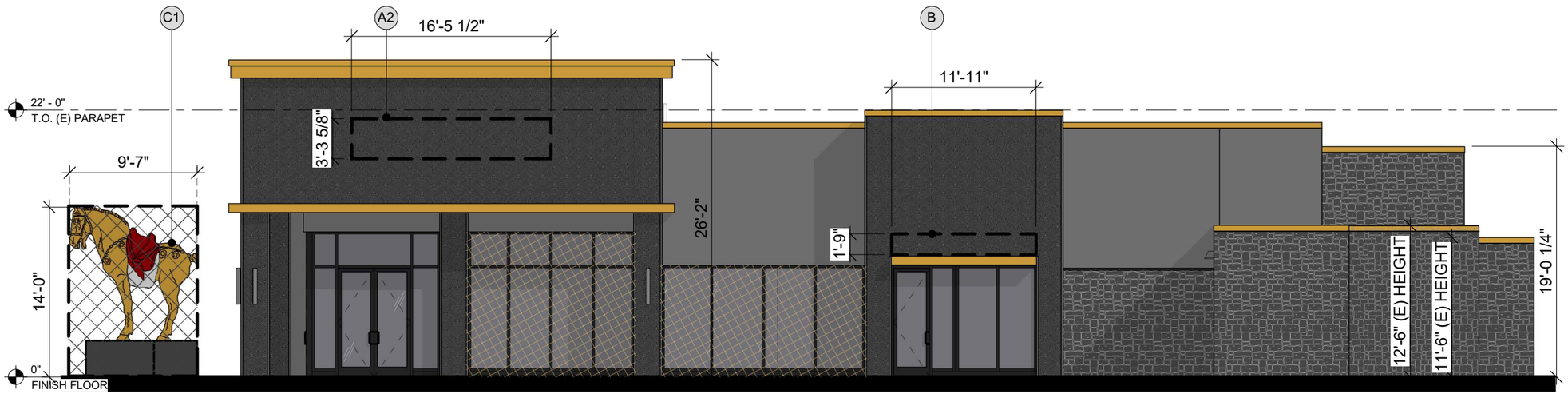
PF CHANG'S
WESTMINSTER, CO



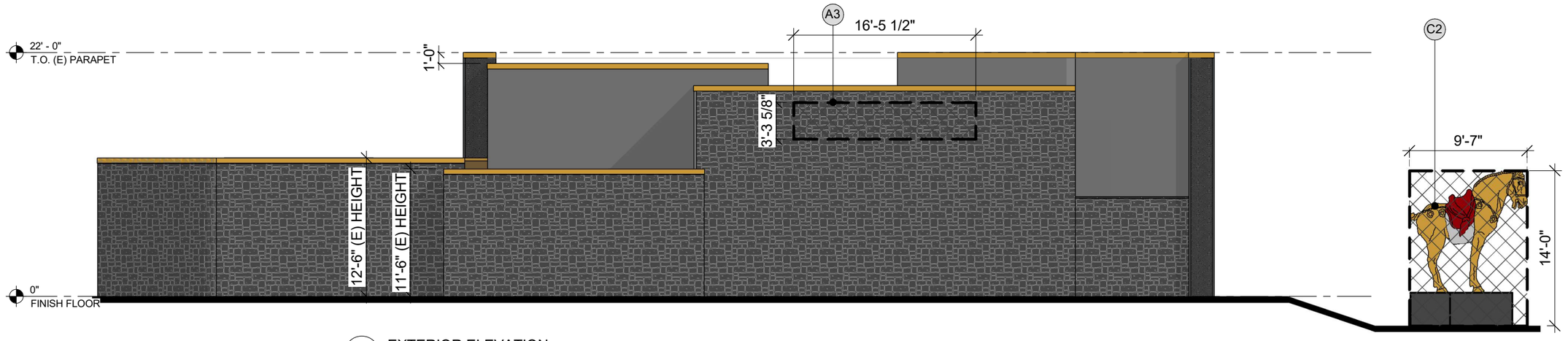
3 HORSE ELEVATION
SCALE: 3/16" = 1'-0"



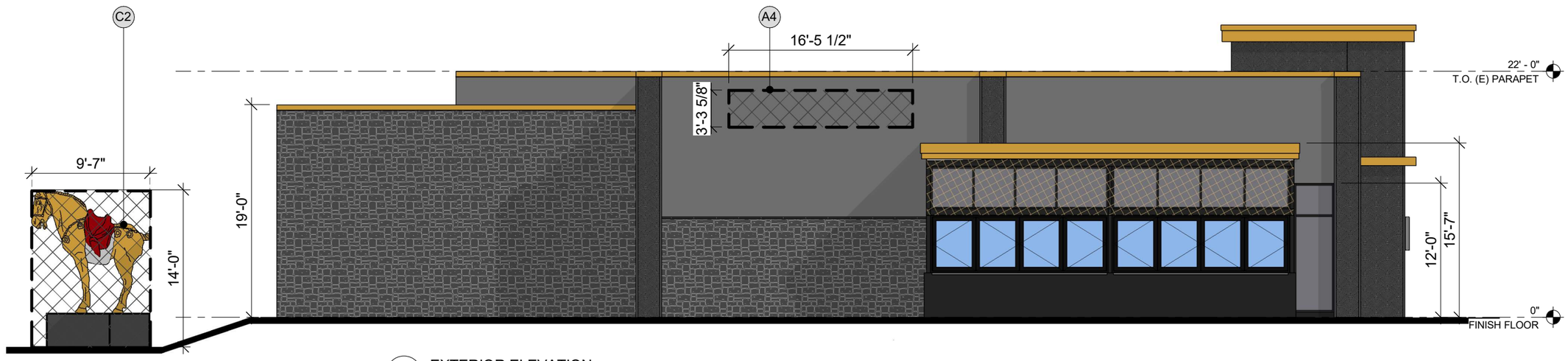
1 EXTERIOR ELEVATION - EAST
SCALE: 1" = 10'-0"



2 EXTERIOR ELEVATION
SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION
SCALE: 1" = 10'-0"



2 EXTERIOR ELEVATION
SCALE: 1" = 10'-0"

PF CHANG'S - Exterior Visual Pack_Exterior Visual 1

RENDERING FOR REFERENCE ONLY. BUILDING MATERIALITY SIMILAR TO WHAT WAS APPROVED BY PLANNING, BUT DOES NOT REFLECT THE EXACT MATERIAL QTY AND SPECIFICATIONS. REFER TO APPROVED OFFICIAL DEVELOPMENT PLAN SHEETS 10 & 11.

P.F. CHANG'S. LDA design group

PERSPECTIVE - A

-4-

PF CHANG'S
WESTMINSTER, CO

PF CHANG'S - Exterior Visual Pack_Exterior Visual 5

zbr.global info@zbr.global zebra

RENDERING FOR REFERENCE ONLY. BUILDING MATERIALITY SIMILAR TO WHAT WAS APPROVED BY PLANNING, BUT DOES NOT REFLECT THE EXACT MATERIAL QTY AND SPECIFICATIONS. REFER TO APPROVED OFFICIAL DEVELOPMENT PLAN SHEETS 10 & 11.

P.F. CHANG'S. LDA design group

PERSPECTIVE - B

-5-

PF CHANG'S
WESTMINSTER, CO

PF CHANG'S - Exterior Visual Pack_Exterior Visual 4

RENDERING FOR REFERENCE ONLY. BUILDING MATERIALITY SIMILAR TO WHAT WAS APPROVED BY PLANNING, BUT DOES NOT REFLECT THE EXACT MATERIAL QTY AND SPECIFICATIONS. REFER TO APPROVED OFFICIAL DEVELOPMENT PLAN SHEETS 10 & 11.

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11-11-11. Incidental and Miscellaneous Signs.

(B) *Incidental and Temporary Signs*:

Definition: An "Incidental Sign" is a sign with copy located on a rigid panel and mounted on a pole or a wall or similar structure, with or without a structural frame, that is normally incidental to the allowed use of the property, but can contain any message or content. An incidental sign does not include an attention getting device or other prohibited sign. Temporary signs are considered a form of incidental sign. [Note: examples of customary uses for incidental signs include banners (see subsection 11-11-11(C), W.M.C. below for banners), directional signs, real estate signs, non-commercial opinion signs, menu boards, garage sale signs, holiday decorations, property or tenant identification names or numbers, names of occupants, signs on mailboxes or newspaper tubes, signs posted on private property relating to circulation or private parking, political signs or signs warning the public against trespassing or danger from animals. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.]

Figure 11-11-11-2 Incidental Signs

Examples of incidental signs:

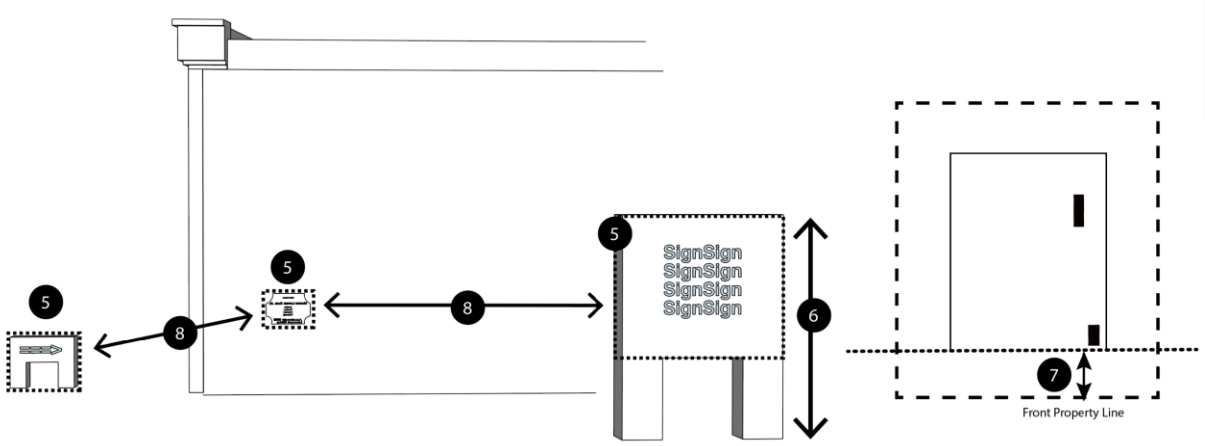


Table 11-11-11-2
Standards for Incidental Signs

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	↓ Requirements Categories →	RLI	RMI	OTC	COM	MSP	ERD	IFA
1	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	Permit (and sticker[(1)]) required for temporary signs?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Permit required for other incidental signs?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Number-total per lot (max.)	4	4	2	—	—	—	—
Dimensions								
5	Sign area, cumulative (max.- sf)							
	Temporary Freestanding Signs	20	50	65	65	65	65	65
	Temporary Wall Mounted Signs (or 10% of building façade, whichever is less)	15	15	40	40	40	40	40
	Permanent Freestanding Signs							
	10-15 feet from property line	20	20	6	6	6	6	6
	> 15 feet from property line	20	20	40	40	40	40	40
	Permanent Wall Mounted Signs (or 10% of building façade, whichever is less)	15	15	80	80	80	80	80
6	Height (max.-feet)	4	4	7	7	7	7	7
Location								
7	Property Line Setback for freestanding signs (min.-feet)	10	10	10	10	10	10	10
8	Spacing between other Freestanding Signs (min.-feet)	10	10	10	10	10	10	10
Design Characteristics								
9	Digital	No	No	No	No	No	No	No
10	Illumination, Internal	No	No	No	Yes	Yes	No	No
11	Illumination, External	No	No	No	Yes	Yes	No	No
12	Illumination, Halo Lit	No	No	No	No	No	No	No
13	Channel Letters	No	No	No	No	No	No	No
14	Changeable copy	No	No	No	Yes	Yes	No	No

15	Animated	No	No	No	No	No	No	No

Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" the standard does not apply (or no maximum for row 4). Z = as established for the principal building by the applicable ODP, Zoning District or Specific Plan. Categories (see Section 11-11-8(C)): RLII = Residential Low Intensity, RMI = Residential Medium Intensity, OTC= Office/Transition, COM=Commercial, MSP=Mixed Use, ERD=Employment, IFA=Industrial.

(1) Sticker Required for Temporary Signs. Temporary signs require a sticker pursuant to Section 11-11-13(G), W.M.C.

(2) Display Period for Temporary Signs. A temporary sign may be erected for the following maximum continuous time periods:

(a) Freestanding Signs Mounted with Standard Wire Stakes or T-Posts: 30 days three times during a calendar year.

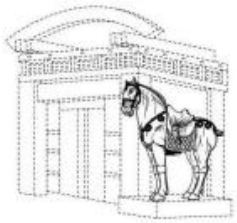
(b) Freestanding Signs Mounted with Metal or Wood Frames, or Mounting Methods of Similar Durability, or Wall Signs:

(i) 90 consecutive days over one calendar year, or

(ii) 40 consecutive days three times during a calendar year, with each 40-day period separated by at least 14 days.

PF Chang's Horse Statue Trademark

Source: https://www.gerbenlaw.com/trademarks/restaurants/p-f-changs/



Serial Number:	86839695
Registration Number:	5273782
Goods and Services:	IC 043. US 100 101. G & S Catering services; Restaurant and bar services, including restaurant carryout services; Restaurant services, namely, providing of food and beverages for consumption on and off the premises. FIRST USE: 19930720. FIRST USE IN COMMERCE: 19930720.
Filling Date:	2015-12-04
Registration Date:	2017-08-29
Current Basis:	1A
Owner:	P.F. Chang's China Bistro, Inc.
Attorney of Record:	Wendy S. Neal
Description of Mark:	(2) Illustration: Drawing or design without any word(s)/letter(s)/ number(s). The mark consists of a three-dimensional standing horse wearing a saddle with a blanket with a knot on top. The horse is also wearing a bridle, breast straps and back straps decorated with stylized hearts. The broken or dotted lines are not part of the mark and serve only to show the position or placement of the mark.
Type of Mark:	Service mark
Register:	Principal
Live or Dead:	ACTIVE