



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 3/20/26
Hearing Date: _____
Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

Agenda Item Title:

Master Sign Plan - Reservoir Drive, Pod 16 - Request for master sign plan

Summary:

The applicant has submitted a Master Sign Plan for the apartment complex currently under construction on Reservoir Drive. The property is zoned PD-MU and thus eligible for Master Sign Plan approval. The applicant is seeking one monument sign with this submittal.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

Staff recommends approval of this application.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Application
Staff memo



MEMO

TO: Mayor and City Council
CC: Billy Peppers, City Manager
Nathan Ingram, Assist City Manager
Kevin Turner, Community Development Director

FROM: Steve Green, Zoning Administrator
CC:

SUBJECT: Master Sign Plan application – 179 Reservoir Drive, Pod 16 Great Sky

DATE: March 23, 2026

Ian Herr of Koncept Design Studio has submitted a Master Sign Plan application for the apartments currently under construction at 179 Reservoir Drive. The property is currently zoned PD-MU which allows for the submission of a Master Sign Plan application.

The Letter of Intent notes the project is referred to as "ALEXAN CANTON" regardless of the name shown on the monument sign. The applicant also notes that the name may change but the sign design and base will remain the same.

The proposed size of the sign is +/- 19.83 square feet with a height of 4'7". In a typical multi-family development (zoned other than PD-MU) the size allowance is 50 square feet, a maximum height of 8' and two monument signs per entrance.

The monument sign is the only sign requested at this time. If additional signs are requested the plan must come back before the Mayor and City Council for approval.

The Community Development recommends approval of this application.

Letter of Intent for Alexan Canton Main ID Signage
Location: 179 Reservoir Drive

To whom it may concern,

Please see attached drawing in reference to this document. Koncept Design Studio is engaged on a project currently referred to as Alexan Canton. The name may change during branding but the sign itself and the structure itself will remain the same. We intend to manufacture this sign as it is shown in the reference document. The current design of the sign intends to have illumination from the ground however, if the client would like to illuminate the sign internally we would prefer to illuminate the letters "ALEXAN" on the wood grain and the name on the face of the sign. All to be halo lit.

Thank you for your time and consideration,
Ian

Ian Herr
Owner
Koncept Design Studio
675 Seminole Ave. NE Ste T06
Atlanta, GA 30307



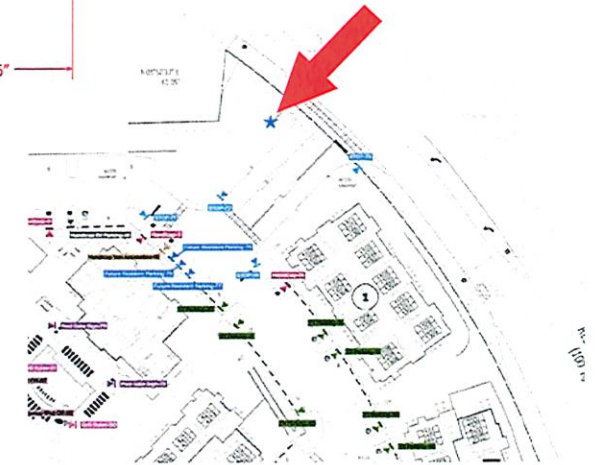
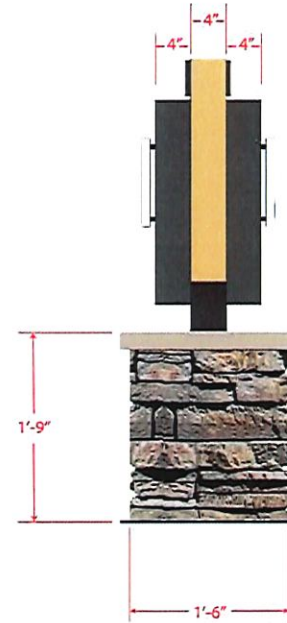
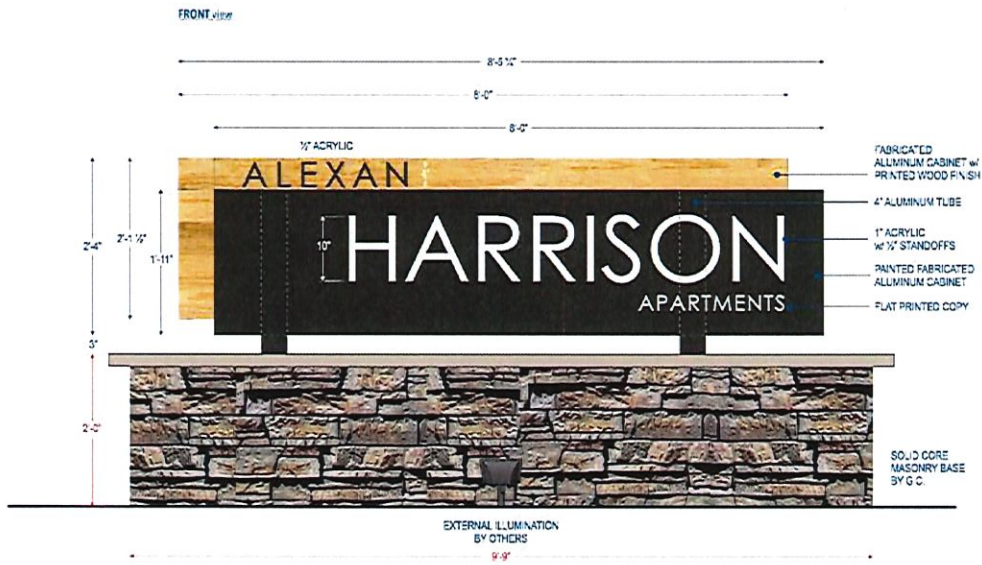
ALEXAN HARRISON

MONUMENT SIGN PACKAGE 03/11/2026

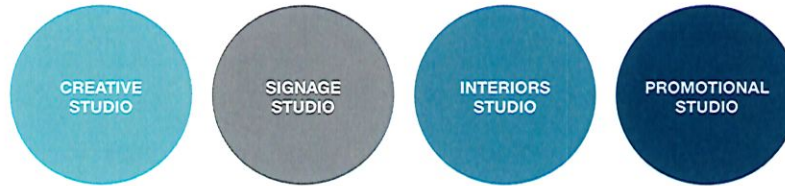
MONUMENT SIGN

CONSTRUCTION

CURRENT SELECTION IS NON ILLUMINATION
 "POTENTIAL ILLUMINATION OPTION, "ALEXAN" AND HARRISON TO B
 REVERSE LIT/HALO ILLUMINATED.



SIGN LOCATION



KONCEPT is a full-service creative and interior design agency with four integrated divisions that work together to deliver cohesive and thoughtfully executed brand experiences. For over twenty five years, these competencies have provided clients with an opportunity to build and enhance their brands in the real estate, restaurant, and hospitality industries.

kdsatl.com

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