

City of Lee's Summit

Development Services Department

October 20, 2017

TO: Planning Commission
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
PREPARED BY: Jennifer Thompson, Planner
RE: **Appl. #PL2017-213 – SIGN APPLICATION – KC Pain Center and HCA Midwest Pain Management Center, 200 NE Missouri Rd; Hightech Signs of Mid-America, LLC, applicant**

Commentary

This application is to request two (2) additional wall signs for the Midwest Pain Management Center and KC Pain Center located within the Business Exchange building. The building currently has (5) walls signs. The proposed signs will be placed on the south façade facing NE Missouri Rd. If approved, the building will have two (2) signs on the north façade oriented toward I-470; three (3) signs on the west facade oriented towards the hotel/NE Douglas; and two (2) signs on the south façade oriented towards NE Missouri Rd.

The CP-2 (Planned Community Commercial) district allows for a maximum of 2 attached (wall) signs per tenant at 10% of the building façade area for multi-tenant buildings. However, the UDO grants the Planning Commission the authority to consider applications for signs that exceed the number of allowed signs. Staff supports the requested additional signage.

Recommendation

Staff recommends **APPROVAL** of the sign application.

Project Information

Proposed: 2 additional wall signs (5 existing wall signs)

Location: 200 NE Missouri Rd.

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North (across I-470 Hwy): CP-2 (Planned Community Commercial) – vacant ground

South (across NE Missouri Rd.): CP-2 (Planned Community Commercial) – office uses

East: CP-2 (Planned Community Commercial) – medical/spa use

West: CP-2 (Planned Community Commercial) – hotel

Unified Development Ordinance

Applicable Section(s)	Description
13.150, 13.160, 13.200	Signs

Background

- February 20, 2003 – The City Council approved the preliminary development plan (Appl. #2002-296) for the Business Exchange building at 200 NE Missouri Rd., by Ordinance No. 5489.
- April 10, 2003 – Staff administratively approved the final development plan (Appl. #2003-039) for the Business Exchange building at 200 NE Missouri Rd.
- November 18, 2014 – Staff approved and issued one (1) wall sign permit (Permit #PRSGN2014-3211) for Regus.
- April 7, 2015 – Staff approved and issued four (4) wall sign permits (Permit #PRSGN2015-0643, #PRSGN2015-0644 and #PRSGN2015-0646 and #PRSGN2015-0647) for Midwest Pain Management Center and KC Pain.
- March 29, 2016 – Staff approved and issued two (2) wall sign permits (Permit #PRSGN2016-0651 and #PRSGN2016-0652) for KC Pain Centers. (These signs replaced the KC Pain signs previously approved).

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum number of allowable attached signs and sign area and grants the Planning Commission the authority to consider and approve more and larger signs. The CP-2 (Planned Community Commercial) district allows for a maximum of 2 attached (wall) signs per tenant at 10% of the building façade area for multi-tenant buildings.

Request. The applicant proposes 2 additional signs on the south elevation; currently the Midwest Pain Management Center and the KC Pain Center each have two signs. The building has a total of 5 attached signs as described in the table below:

Elevation	Sign Copy	Sign Area	Façade Area	% of Façade Area
North (Existing)	MIDWEST PAIN MANAGEMENT CENTER	142 sq. ft.	5,724 sq. ft.	2.48
North (Existing)	KC PAIN CENTERS	75 sq. ft.	5,724 sq. ft.	1.31
West (Existing)	MIDWEST PAIN MANAGEMENT CENTER	48 sq. ft.	9,805 sq. ft.	.48
West (Existing)	KC PAIN CENTERS	35 sq. ft.	9,805 sq. ft.	.35
West (Existing)	Regus	29 sq. ft.	9,805 sq. ft.	.29
South (Proposed)	MIDWEST PAIN MANAGEMENT CENTER	142 sq. ft.	5,724 sq. ft.	2.48
South (Proposed)	KC PAIN CENTERS	72 sq. ft.	5,724 sq. ft.	1.26

Recommendation. The proposed signage exceeds the maximum number allowed in the CP-2 District under the sign ordinance. However, staff believes the overall size and number of the signs to be appropriate given the mass of the building and type of use. As illustrated in the table above, the signs are significantly smaller than the 10% maximum allowable sign size. Staff recommends approval of the request to allow two (2) additional wall signs, for a total of seven (7) wall signs.

Code and Ordinance Requirements

The items in the box below are specific to this application and must be satisfactorily addressed in order to be in compliance with the Codes and Ordinances of the City.

<p>Planning</p> <ol style="list-style-type: none">1. Sign permits shall be submitted to and approved by the Development Services Department prior to installation.

Attachments:

1. Elevation and Sign Detail, date stamped September 29, 2017 – 4 pages
2. Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 4 pages
3. Location map