

City of Lee's Summit

Development Services Department

May 19, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RM*
RE: **Appl. #PL2017-108 – SIGN APPLICATION – Monticello subdivision monument sign, 4837 NE Jamestown Dr; Silverstone Development, LLC, applicant**

Commentary

This application is to request approval for one (1) subdivision monument sign that exceeds the maximum sign size, structure size, and height allowed by the Unified Development Ordinance (UDO). The maximum sign area and overall structure area allowed for a monument sign in the R-1 (single-family residential) zoning district is 32 square feet and 72 square feet, respectively. The maximum height allowed is 6 feet. The proposed monument subdivision sign has approximately 40 square feet of sign area, an overall structure size of 144 square feet and a height of 9 feet.

The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the requested larger sign.

Recommendation

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

Project Information

Proposed: 144 square foot subdivision monument sign

Location: 4837 NE Jamestown Drive (Monticello subdivision)

Zoning: R-1 (Single-Family Residential)

Surrounding zoning and use:

North: AG (Agricultural)—vacant ground and Fleming Park

South: R-1 (Single-Family Residential)—Monticello subdivision

East: R-1 (Single-Family Residential)—Monticello subdivision

West: R-1 (Single-Family Residential)—Monticello subdivision

Background

- September 8, 2015 – The City Council approved the rezoning from AG to R-1 and preliminary development plan (Appl. #PL2015-065) for the Monticello residential subdivision, by Ordinance No. 7690.
- July 7, 2016 – The City Council approved the final plat (Appl. #PL2015-182) for Monticello 1st Plat, Lots 1-32 & Tracts A-C, by Ordinance No. 7909.
- December 8, 2016 – The City Council approved the final plat (Appl. #PL2016-062) for Monticello 2nd Plat, Lots 33-69 & Tracts D-F, by Ordinance No. 8028.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets standards for the size of signs, but authorizes the Planning Commission to consider and approve larger signs. The

standard size for a subdivision monument sign in the R-1 District is 32 square feet sign area, 72 square feet overall structure area and a maximum height of 6 feet.

Request. The applicant proposes a subdivision monument sign that is 9 feet in height, consisting of 40 square feet of sign area and an overall structure area of 144 square feet. The monument sign will be constructed of stone and brick with various column accents. Signs exceeding the maximum square footage and maximum height may be approved by the Planning Commission.

Recommendation. Staff recommends approval of the proposed subdivision monument sign. The location and size of the monument sign is appropriate as entry identification into the Monticello subdivision. The attached table shows similar applications approved by the Planning Commission and City Council.

Code and Ordinance Requirements

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

Planning

1. A sign permit shall be submitted to and approved by the Development Services Department prior to installation.
2. The monument sign shall not be located within any easement.
3. A building permit shall be submitted to and approved by the Development Services Department prior to installation.

RGM/jmt

Attachments:

1. Building elevation graphic and sign specifications, date stamped May 2, 2017 – 3 pages
2. Table titled "Sign Applications & Modifications, 2001-Present – 10 pages
3. Location map