

City of Lee's Summit

Development Services Department

August 18, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RM*
RE: **Appl. #PL2017-161 – SIGN APPLICATION – Petco, 1860 NW Chipman Rd.;
Midwest Sign Company, applicant**

Commentary

The applicant requests approval for a third wall sign. The CP-2 (Planned Community Commercial) district allows for a maximum of 2 attached (wall) signs 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 to allow three (3) wall signs.

Project Information

Proposed: 3 wall signs

Location: 1860 NW Chipman Road

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North: I-470

South: CP-2 (Planned Community Commercial) – retail/shopping center

East: CP-2 – retail/shopping center

West: CP-2 – Target and Jack Stack BBQ

Background

- July 20, 1965 – The City Council approved a rezoning (Appl. #1965-009) from District A (Agricultural) to District C-P (Planned Business) by Ord. #879.
- December 7, 1999 – The Planning Commission approved a preliminary plat (Appl. #1999-301) for Summit Woods Crossing.
- September 12, 2000 – The Planning Commission approved a new preliminary plat (Appl. #2000-185) that included the residential property located west of Pryor Road.
- October 5, 2000 – The City Council approved a rezoning (Appl. #2000-183) from R-1 (Single-Family Residential) to C-P (Planned Business) and preliminary development plan (Appl. #2000-184) for the Summit Woods Crossing Shopping Center by Ord. #5045. The previously approved preliminary plat only included 85 acres; this rezoning and preliminary development plan included residential property west of Pryor Road and allowed for the realignment of Pryor Road.

- October 5, 2000 – The City Council approved a final plat (Appl. #2000-194) for *Chipman-Hwy 50* by Ord. #5047. This plat was recorded at the Jackson County Recorder's office as Instrument #2001186409 on January 3, 2001.
- November 28, 2000 – The Planning Commission approved a final development plan (Appl. #2000-235) for the Summit Woods Crossing shopping center.
- January 3, 2001 – The minor plat (Appl. #2000-278) of *Chipman-Hwy 50, 2nd Plat* was recorded at the Jackson County Recorder's office as Instrument #2001186410.
- November 1, 2001 – The Unified Development Ordinance was adopted and went into effect. Properties previously zoned C-2 (Planned Businesses) were now re-titled CP-2 (Planned Community Commercial).

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 grants the Planning Commission the authority to consider and approve more signs. The standard for the CP-2 District is a maximum of 2 attached signs at 10% of the building façade area for multi-tenant buildings.

Request. The applicant proposes a total of 3 attached signs as described in the table below:

Elevation	Sign Copy	Sign Area	Façade Area	% of Façade Area
Front (South)	petco (with logo)— replacement of existing	51.64 sq.ft.	1,470 ¹	3.51
Front (South)	Grooming—new	30.46 sq.ft.	605 ¹	5.03
Rear (North)	petco (with logo)— replacement of existing	125.75 sq.ft.	2,860	4.40

¹ – When a single building elevation has an offset of five (5) feet or greater, each plane comprising the building elevation is calculated as a separate façade.

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 three (3) 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.

Planning

1. Sign permits shall be submitted to and approved by the Development Services Department prior to installation.

RGM/cs

Attachments:

1. Detail and images of proposed signs, date stamped August 4, 2017 – 1 page
2. Table titled "Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas" – 5 pages
3. Location map