

City of Lee's Summit

Development Services Department

February 24, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects 
RE: **Appl. #PL2017-028 – SIGN APPLICATION – Strange Music, 201 NW Victoria Dr; Travis O'Guin, applicant**

Commentary

The applicant requests approval for one (1) monument sign that is taller than the maximum size allowed by the Unified Development Ordinance (UDO). The maximum height allowed for a monument sign in the PI (Planned Industrial) district is 6'. The applicant proposes a monument sign with a concrete base that is 10'-10.5" tall. The UDO grants the Planning Commission the authority to consider applications for signs that exceed allowed sign height. Staff supports the requested taller sign.

Recommendation

Staff recommends **APPROVAL** of the sign application, subject to the applicant executing a release and waiver of liability for this sign located within the north 10' utility easement.

Project Information

Proposed: A 10'-10.5" tall monument sign with concrete base

Location: 201 NW Victoria Drive

Zoning: PI (Planned Industrial)

Surrounding zoning and use:

North (across NW Victoria Dr): PI – Wholesale food distributor

South: PI - Vacant

East: PI - Electrical and datacomm product distributor

West: PI - Electronic repair facility

Background

- April 26, 1996 – Staff granted administrative approval of a commercial final development plan (Appl. # 1996-194).
- October 28, 2004 – Staff granted administrative approval of a minor plat application (Appl. # 2004-234).
- January 10, 2005 – Staff approved a monument sign permit application (Appl. # S05-011)
- May 28, 2015 – Staff granted administrative approval of a minor plat application (Appl. # PL2015-060).
- June 12, 2015 – Staff granted administrative approval of a commercial final development plan (Appl. # PL2015-083).
- November 7, 2015 – Staff granted administrative approval of a commercial final development plan (Appl. # PL2015-196).

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign height, but authorizes the Planning Commission to consider and approve taller signs. The standard for a monument sign in the PI zoning district is a maximum of 6 feet tall.

Request. The applicant proposes a 10'-10.5" monument sign to be mounted on the existing concrete base. The current base is located north of the building in the grassy area just west of the parking lot entrance. The applicant's business is located in both 201 and 217 NW Victoria Dr. The single sign will serve as identification for both buildings. The table below details the proposed sign.

Proposed Sign:

| Sign Type | Copy | Zoning District | Sign Height | UDO Sign Height Maximum | Sign Area | UDO Sign Area Maximum |
|-----------|--|-----------------|-------------|-------------------------|---------------|-----------------------|
| Monument | Strange Music logo & 201/217 NW Victoria Drive | PI | 10'-10.5" | 6' - monument sign | 82.85 Sq. Ft. | 96 Sq. Ft. |

Existing Conditions. Both 201 NW Victoria Dr and 217 NW Victoria Dr are occupied by Strange Music Inc. The buildings are two-story structures located on NW Victoria Drive in the Lee's Summit North Industrial Park. Centered on the north façade of each building is an existing sign consisting of the business logo.

The existing 3' tall by 6' wide concrete base is located within a 10' utility easement. City policy does not allow signs considered to be permanent to be located within a public utility easement. The easement did not exist at the time the original monument sign was approved in 2005. The easement was dedicated in 2015 at the time the subject property was re-platted.

There are no public utilities in the easement. However, there is a public water line within the right-of-way located less than 5' from the monument base. Staff does not recommend removal and relocation of the existing monument base because it pre-existed the establishment of the utility easement, staff does recommend that the applicant execute a release and waiver of liability due to the sign's proximity to the existing water line.

Recommendation. The proposed 10'-10.5" monument sign is taller than the 6' maximum allowed in the PI district under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the buildings. Staff also feels the request is reasonable since the proposed monument sign will be used to identify two buildings and the total area of the sign is below the maximum area allowed by the UDO in this zoning district.

Staff recommends approval of the monument sign as presented.

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 permit shall be submitted to and approved by the Development Services Department prior to installation.
2. The sign specification shall be revised to change the address of 207 to 217.

RGM/csm

Attachments:

1. Detail and images of proposed and existing signs, date stamped February 13, 2017 – 5 pages
2. Table titled "Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas" – 10 pages
3. Copy of City of Lee's Summit Release and Waiver of Liability – 2 pages
4. Location map