



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-192
File Name	SIGN APPLICATION – RE/MAX Elite
Applicant	Whittington Graphix, LLC
Property Address	1201 NE Windsor Dr
Planning Commission Date	July 22, 2021
Heard by	Planning Commission
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Wall Sign Elevation and Specification, revision date May 28, 2021 – 1 page
Table of Sign Applications & Modifications 2001-Present – 13 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Whittington Graphix, LLC / Sign Contractor
Applicant's Representative	Jim Whittington
Location of Property	1201 NE Windsor Dr
Size of Property	48,157 sq. ft. (1.1 acres)
Zoning	CP-1 (Planned Neighborhood Commercial District)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration to an approval for a sign application.

Current Land Use
The subject property is the site for the offices of "RE/MAX Elite" and "Secured Title of Kansas City" located within the Windsor Office Park.

Description of Applicant's Request
The request is for Planning Commission approval of one (1) wall sign that is larger in square feet and letter height than what the UDO allows within the CP-1 zoning district. The maximum size of a wall sign and letter height in the CP-1 zoning district is 5% of the tenant building façade square footage and a maximum letter height of 2-feet. The proposed walls sign is 9.4% of the tenant building façade and has a letter height of 3-feet. The building is a multi-tenant building and all other existing signage is in full compliance with UDO requirements for sign regulations. The UDO grants the Planning Commission the authority to approve larger signs.

2. Land Use

Description and Character of Surrounding Area
RE/MAX Elite is located east of NE Windsor Dr., west of M-291 Hwy, and south of NE Deerbrook St.

Adjacent Land Uses and Zoning

North:	Office building / CP-1
South (across NE Windsor Dr.):	Office building and church / CP-1
East (across M-291 Hwy):	Commercial uses / CP-2
West (across NE Windsor Dr.):	Office buildings / PO

Site Characteristics

The subject property is developed as an office building. The site is accessed via NE Windsor Dr. The site has frontage along M-291 Hwy along the east side of the building.

Special Considerations

None.

3. Project Proposal

Comparison of Sign Regulations for CP-1 and CP-2 Zoning Districts and the Proposed Wall Sign Specifications

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards for multi-tenant building (CP-1)	--	2' (24") max.	5% of tenant façade area – max. allowable sign area	2 wall signs and 1 free standing sign by right per tenant for a multi-tenant building	External, indirect, halo, or internal lighting
UDO Standards for multi-tenant building (CP-2)	--	6' (72") max.	10% of tenant façade area – max. allowable sign area	2 wall signs and 1 free standing sign right per multi-tenant building	External indirect, halo, or internal lighting
Proposed Wall Sign	"RE/MAX Elite" – east façade	3' (36")	75 sq. ft. (9.4% of tenant façade area)	1 wall sign exceeding UDO requirements for size	Internal lighting

Proposed Wall Sign

The “RE/MAX Elite” office is located within a stand-alone multi-tenant building. The building is located east of NE Windsor Dr., west of M-291 Hwy, and south of NE Deerbrook St. The site is accessed via NE Windsor Dr. and has frontage along M-291 Hwy along the east side of the building. One (1) wall sign (west elevation), and one (1) legal non-conforming pole sign (along M-291 Hwy), were approved for this tenant through the standard sign permitting process. The proposed wall sign will be located along the east elevation facing M-291 Hwy.

The wall sign exceeds the allowable sign square footage allowance and maximum letter height for the CP-1 zoning district. The maximum size of a wall sign and letter height in the CP-1 zoning district is 5% of the overall tenant façade square footage and a maximum letter height of 2-feet. The percentage of the proposed sign area in comparison to the tenant space is 9.4%, with a proposed letter height of 3-feet.

4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.090,9.150,9.160,9.260	Signs

Unified Development Ordinance

The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

The request is for Planning Commission approval of one (1) wall sign that is larger in square feet and taller in letter height than what the UDO allows within the CP-1 zoning district. Although the sign exceeds the CP-1 zoning standards, it does meet and is below the sign size standards for the CP-2 zoning district. It is not unusual to have a higher intensity commercial zoning district along a major highway corridor, thus allowing for larger signs, more intense commercial uses, etc. The majority of the M-291 Hwy corridor is in the CP-2 zoning district which allows for larger signs and taller letter heights. The proposed sign meets the CP-2 zoning standards for the size square footage and maximum letter height. Given the site’s location along a prominent highway corridor, staff believes the proposed sign is a reasonable size for the building.

- June 3, 2021 – Staff issued two (2) sign permits for RE/MAX Elite (one wall sign and one legal-conforming pole sign) for 1201 NE Windsor Dr.
- June 3, 2021 – Staff issued one (1) sign permit for Secured Title of Kansas City (one wall sign) for 1201 NE Windsor Dr.

Compatibility

The request for the larger sign for a stand-alone multi-tenant building is not out of place for businesses fronting along a major highway corridor. Typically, commercial corridors allow for a more robust sign allowance which would accommodate the sign size that is proposed.

Recommendation

Staff believes approval of a larger wall sign is compatible for the area given its location along a major commercial corridor. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A total of one (1) wall sign along the east elevation that exceeds the maximum square footage (9.4%) and a letter height (3') shall be allowed for the "RE/MAX Elite" sign located at 1201 NE Windsor Dr. Signage shall comply with all other UDO sign standards of the CP-1 zoning district.

Standard Conditions of Approval

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.