



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

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| <b>File Number</b>                       | PL2019-419                                       |
| <b>File Name</b>                         | SIGN APPLICATION – Scooter’s Coffee              |
| <b>Applicant</b>                         | View Sign & Light                                |
| <b>Property Address</b>                  | 855 NE Woods Chapel Rd                           |
| <b>Planning Commission Date Heard by</b> | January 23, 2020<br>Planning Commission          |
| <b>Analyst</b>                           | Hector Soto, Jr., AICP, Planning Manager         |
| <b>Checked by</b>                        | Kent D. Monter, PE, Development Engineer Manager |

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### 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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### Table of Contents

|  |   |
|--|---|
| 1. Project Data and Facts              | 2 |
| 2. Land Use                            | 2 |
| 3. Project Proposal                    | 3 |
| 4. Unified Development Ordinance (UDO) | 4 |
| 5. Analysis                            | 4 |
| 6. Recommended Conditions of Approval  | 5 |

### Attachments

Wall Sign Elevation and Specification, date stamped December 12, 2019  
Location Map

## 1. Project Data and Facts

| Project Data                   |   |
|--------------------------------|---|
| Applicant/Status               | View Sign & Light / Sign Contractor   |
| Applicant's Representative     | Scott Schultz   |
| Location of Property           | 855 NE Woods Chapel Rd  |
| Size of Property               | 40,528 sq. ft. (0.93 acres)   |
| Zoning                         | CP-2 (Planned Community Commercial)   |
| Comprehensive Plan Designation | Retail  |
| Procedure                      | The Planning Commission takes final action on the sign application.<br><br><b>Duration of Validity:</b> There is no expiration to an approval for a sign application. |

| Current Land Use   |
|--|
| The subject property is the site of a Scooter's Coffee that is under construction. A Taco Bell is also on the same property. |

| Description of Applicant's Request   |
|--|
| The request is for Planning Commission approval of a fourth wall sign for Scooter's Coffee. The proposed 16.34 sq. ft. wall sign is for the south building elevation that faces an existing retail center. |

## 2. Land Use

| Description and Character of Surrounding Area   |
|---|
| The subject property is a pad site along the NE Woods Chapel Rd frontage of the Chapel Ridge retail center located at the southwest corner of NE Woods Chapel Rd and I-470. A grocery store anchors the adjacent retail center, with other service type uses constituting the majority of the retail center's tenants. The northwest corner of NE Woods Chapel Rd and I-470 is also primarily service-oriented in nature. |

### Adjacent Land Uses and Zoning

|        |   |
|--------|---|
| North: | Convenience store and fast-food restaurant / CP-2 |
| South: | Retail center / CP-2                              |
| East:  | I-470   |
| West:  | Retail center / CP-2                              |

| Site Characteristics  |
|---|
| The subject property is the last pad site of the Chapel Ridge retail center site to be developed. The property slopes from north to south. The Scooter's Coffee site sits 7'-8' below the adjacent NE Woods Chapel Rd road grade. Access to the site is provided via a driveway internal to the shopping center; there is no direct access to the site from NE Woods Chapel Rd. |

**Special Considerations**

There are no special or unique site conditions to consider.

### 3. Project Proposal

#### Wall Sign Standards

|  | Copy & Location                    | Letter Height | Sign Area  | Number of Signs                           | Lighting                                      |
|--|------------------------------------|---------------|--|---|---|
| <b>UDO Standards (CP-2)</b>              | --                                 | 6' (72") max. | Max. 10% of tenant space façade area (36.57 sq. ft. max. in this case) | 3 wall signs for a single-tenant building | External indirect, halo, or internal lighting |
| <b>Proposed 4<sup>th</sup> Wall Sign</b> | "Scooter's Coffee" South Elevation | 6.75"         | 16.34 sq. ft. (4.5% of façade area)                                    | --  | Internal lighting                             |

#### Existing/Approved Signs

|                  | Copy & Location                              | Letter Height | Sign Area                           | Lighting          |
|------------------|--|---------------|-------------------------------------|-------------------|
| <b>Wall Sign</b> | "Scooter's Coffee" North Elevation           | 6.75"         | 16.34 sq. ft. (4.5% of façade area) | Internal lighting |
| <b>Wall Sign</b> | "Scooter's Coffee Drive-Thru" East Elevation | 24" max.      | 41.2 sq. ft. (6.6% of façade area)  | Internal lighting |

|                         |   |                 |   |                          |
|-------------------------|---|-----------------|---|--------------------------|
| <p><b>Wall Sign</b></p> | <p>“Scooter’s Coffee Drive-Thru”<br/>West Elevation</p> | <p>24” max.</p> | <p>41.2 sq. ft.<br/>(6.6% of façade area)</p> | <p>Internal lighting</p> |
|-------------------------|---|-----------------|---|--------------------------|

## 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 Article 9 of the UDO.

## 5. Analysis

### Background and History

The subject property is a pad site of the Chapel Ridge retail center developed in 2000. Scooter’s Coffee is currently under construction. Staff has issued approval for a total of three (3) wall signs located on the north, east and west sides of the building. The applicant seeks approval of a fourth wall sign in order to maximize the building’s visibility from the adjacent roadways, as well as internal visibility from the retail center.

- March 17, 1998 – The City Council approved a rezoning from A (now AG) to C-P (now CP-2) and preliminary development plan (Appl. #1997-087) for the Chapel Ridge commercial development.
- October 17, 2019 – Staff administratively approved the final development plan (Appl. #PL2019-166) for the 545 sq. ft. Scooter’s Coffee on the subject property. The approved final development plan also included the adjacent 2,000 sq. ft. Taco Bell building on the same property.
- December 13, 2019 – Staff issued sign permits (Permit #s PRSGN2019-3514, PRSGN2019-3515 and PRSGN2019-3516) for three (3) Scooter’s Coffee wall signs.

### Compatibility

The request for additional wall signage is not out of place for the retail center. Price Chopper has a total of five (5) wall signs versus the maximum of two (2) allowed under the UDO for a multi-tenant space. In contrast to Price Chopper, Scooter’s Coffee is allowed a maximum of three (3) wall signs by

right because it is a single-tenant building. The proposed fourth wall sign is for the south building elevation. If approved, a wall sign will be located on each of the building's four sides. Each of the four wall signs is approximately half the size of the maximum allowable size allowed under the UDO.

**Recommendation**

Staff believes the proposed fourth wall sign is compatible for the area, proportional for the building and provides a reasonable means of identification for the pad site. With the conditions of approval below, the application meets the requirements of the UDO.

**6. Recommended Conditions of Approval**

**Site Specific**

1. A fourth wall sign shall be allowed on the building's south façade. The wall sign shall comply with the size requirements of the UDO.

**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.