



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-125
File Name	SIGN APPLICATION – Careswell Anderson Dental monument sign
Applicant	Fossil Forge
Property Address	300 SE 2 nd St.
Planning Commission Date	April 14, 2022
Heard by	Planning Commission
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: Not required
Neighborhood meeting conducted: Not required
Newspaper notification published on: Not required
Radius notices mailed to properties within 300 feet on: Not required
Site posted notice on: Not required

Table of Contents

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

Attachments

Sign Package submitted March 30, 2022 – 11 total pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge /Applicant
Applicant's Representative	Dave Eames
Location of Property	300 SE 2 nd St.
Size of Property	± 1.4 Acres
Zoning	CP-1 (Planned Neighborhood Commercial District)
Comprehensive Plan Designation	Downtown Activity Center
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 property is the site of a multi-tenant, two-story office building.

Description of Applicant's Request
<p>The applicant seeks approval of a second monument sign for the multi-tenant office building. The building has frontage on three (3) streets, namely SE 2nd St, SE Johnson St, and SE Wilson St, with access off SE Johnson St. An existing multi-tenant sign is located along the frontage of SE 2nd St. The applicant proposes a second non-illuminated monument sign for the dental office along the intersection of SE 2nd St and SE Johnson St to assist customers in the location of the dental office entrance.</p> <p>The only public entrance to the dentist office is located within the west parking lot on the second floor. The proposed sign will help direct their customers to this entrance, thus helping with any confusion on the location of the entry to the office.</p>

2. Land Use

Description and Character of Surrounding Area
The office building is located along 2 nd Street within the "Old Downtown Lee's Summit" area. The character of the surrounding area is a mix of commercial and residential uses. To the south are single-family homes; to the north, west, and east are office/commercial uses.

Adjacent Land Uses and Zoning

North (across SE Wilson St.):	Existing office uses / TNZ (Transitional Neighborhood Zone District)
South (across SE 2 nd St.):	Single-family homes / TNZ (Transitional Neighborhood Zone District)
East:	Office building / CP-1 (Planned Neighborhood Commercial District)
West (across SE Johnson St.):	Office/commercial uses / TNZ (Transitional Neighborhood Zone District)

Site Characteristics

The approximately 1.4-acre property is developed with a 15,700 sq. ft. 2-story, multi-tenant building. Each individual half (east and west) is relatively flat, but the site is served by two grade-separated parking lots and separate public entrances to each floor from the separate parking lots.

Special Considerations

The site is within the Downtown Activity Center.

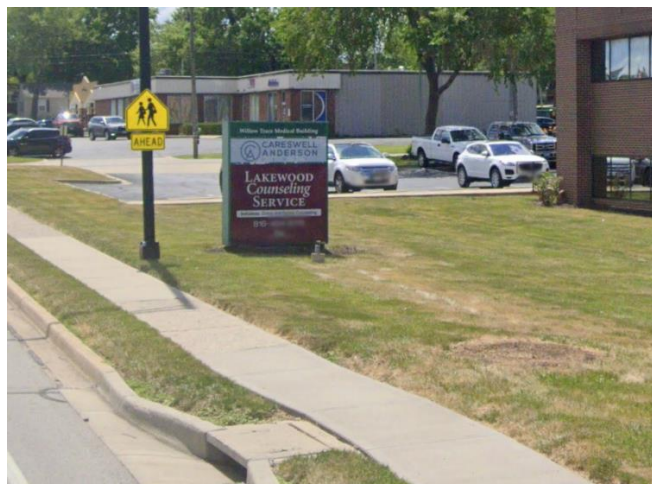
3. Project Proposal

The applicant seeks approval of a second monument sign for the multi-tenant office building. The building has frontage on three (3) streets, namely SE 2nd St, SE Johnson St, and SE Wilson St, with access off SE Johnson St. and SE 2nd St. An existing multi-tenant sign is located along the frontage of SE 2nd St. The applicant proposes a second non-illuminated monument sign for the dental office tenant along the intersection of SE 2nd St and SE Johnson St. The proposed monument sign is designed to assist customers in the location of the dental office entrance.

The existing building is currently served by one multi-tenant monument sign. The monument sign is positioned along 2nd Street, closer to the east drive way entrance. The building also has three (3) wall signs advertising for the other tenant (Lakewood Counseling Service).

Existing Monument Sign

Location	Copy	Height	Area
Monument Sign (along SE 2 nd St)	Lakewood Counseling Service/Careswell Anderson	7.6' overall	50 sq. ft. - structure area

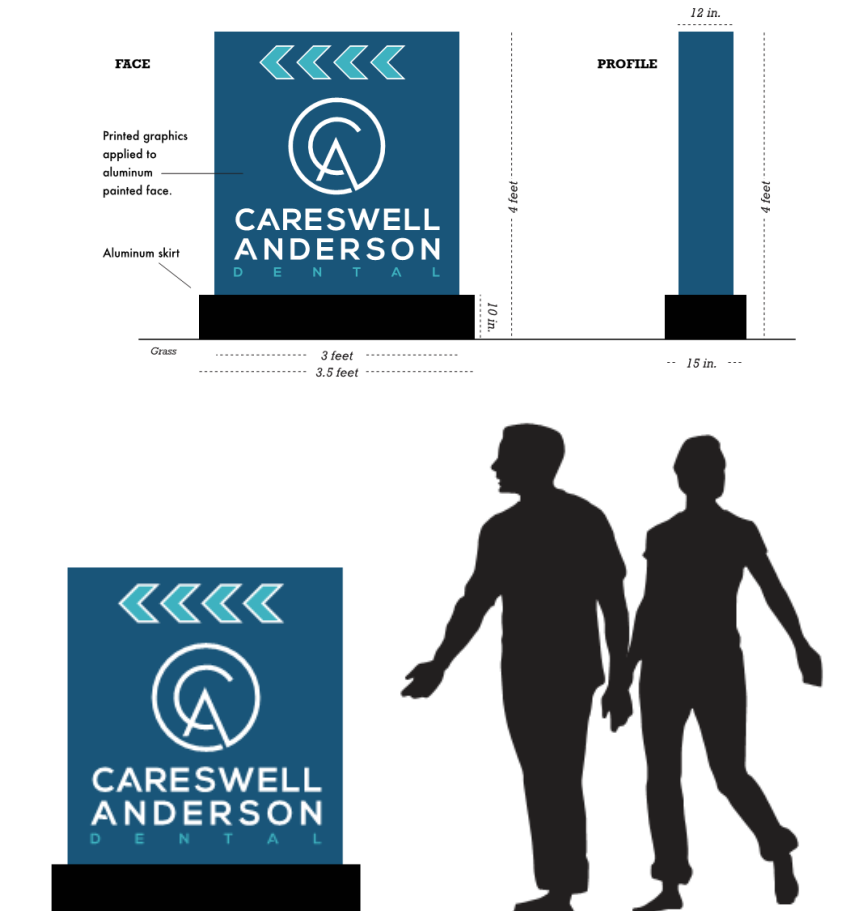


The dental office is located on the building’s second floor, which is only accessed from the west side of the building. There is no public cross-access within the building between the two floors. The applicant seeks approval of an additional sign along SE 2nd St to provide a means of identification in the form of a non-illuminated monument sign.

Proposed Freestanding Sign Structure

Location	Copy	Height	Area	Number of Signs
SE 2 nd Street	Careswell Anderson Dental	4’ overall structure	14 sq. ft. - overall structure; 11 sq. ft. - sign face	1 – existing monument <u>1 - proposed</u> 2 total
UDO standards (CP-1 district)	N/A	6’	72 sq. ft. - overall structure; 72 sq. ft. - sign face	1 per building

MONUMENT SIGN DESIGN: Exterior small monument/wayfinding sign. Double-sided. Located on property adjacent to Second St. Not illuminated.



4. Unified Development Ordinance (UDO)

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

Unified Development Ordinance

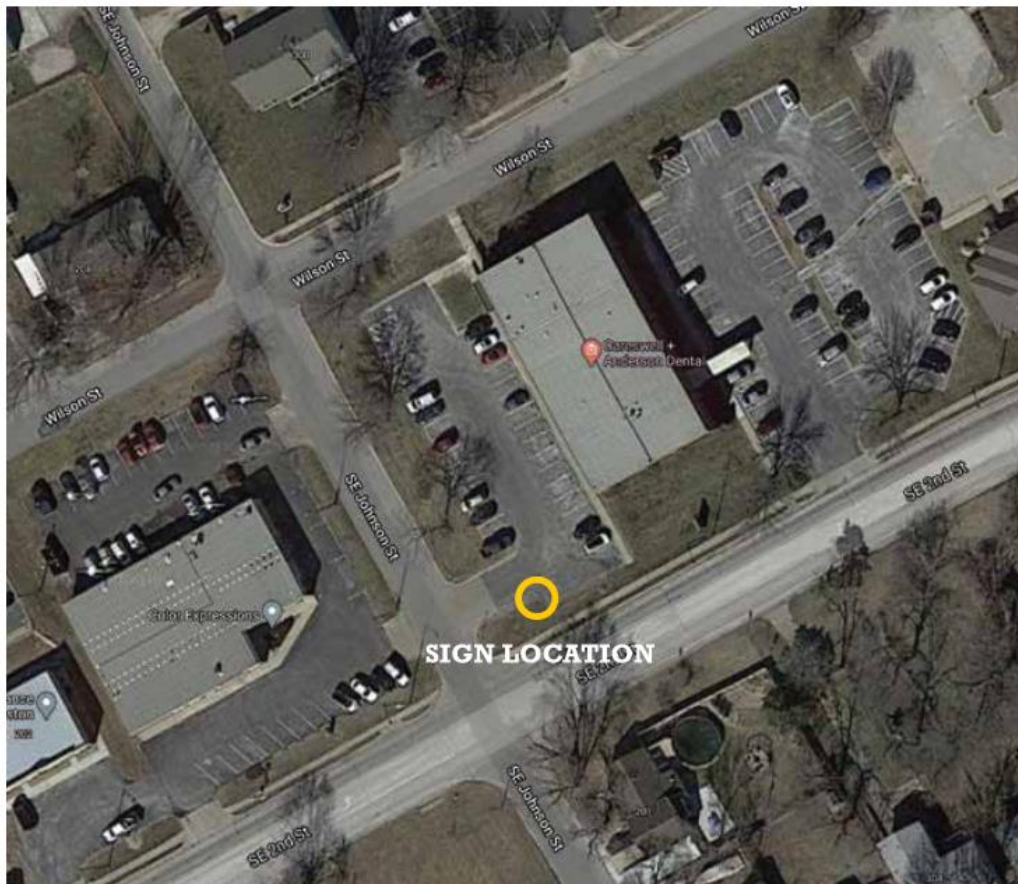
The UDO grants the Planning Commission the authority to consider and approve additional signs and signs that are taller, larger and have greater letter heights than what is allowed by right under Section 9.260, Table 9-1. The property has one existing monument on site; one monument sign is allowed by right. This application seeks approval for a second monument sign for the site to facilitate wayfinding for the parking lot and entrance that provides sole public access to the second-floor tenant.

5. Analysis

Compatibility

The proposed monument sign will serve as the primary signage for the dental office entrance and will be located along the property's SE 2nd Street frontage. It is not uncommon to have multiple monument signs when there are multiple street frontages or multiple drive entrances, but it is just restricted to one (1) monument sign in the CP-1 zoning district.

SIGN LOCATION



SIGN LOCATION



The proposed monument sign satisfies all of the size standards for the CP-1 zoning district. The requested second monument sign is not expected to negatively affect the aesthetics of the property and neighboring property. The proposed monument sign is intended to help identify the location of the dental office which is only accessed from the west side of the building.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Site Specific

1. Approval for a monument sign located along SE 2nd Street shall be granted per the site plan set submitted March 30, 2022, resulting in the allowance for a total of two (2) monument signs for the subject property.
2. Monument sign shall not be located within the right-of-way or any existing utility easements.

Standard Conditions of Approval

3. 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.