

# City of Lee's Summit

## Development Services Department

November 10, 2017

TO: Planning Commission  
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services  
PREPARED BY: Shannon McGuire, Planner  
RE: **Appl. #PL2017-231 – SIGN APPLICATION – Dayton Hotel Historic Sign, 9 SE 3<sup>rd</sup> St; Ben Rao, applicant**

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### Commentary

The applicant requests approval for one (1) projecting sign that is larger than the maximum size allowed by the Unified Development Ordinance (UDO). The maximum allowable projecting sign size in the CBD (Central Business District) district is 6 sq. ft. The applicant proposes a 10.5 sq. ft. projecting sign with exposed neon lettering. The UDO grants the Planning Commission the authority to consider applications for signs that exceed allowed sign area. Staff supports the requested larger sign.

### Recommendation

Staff recommends **APPROVAL** of the sign application to allow a 10.5 sq ft projecting sign in the central business district.

### Zoning and Land Use Information

**Location:** 9 SE 3<sup>rd</sup> St

**Zoning:** CBD (Central Business District)

**Surrounding zoning and use:**

**North (across SE 3<sup>rd</sup> Street):** CBD – Restaurant, office and service business

**South:** CBD – Service business

**East:** CBD – Retail

**West:** CBD – Florist

**Site Characteristics.** The subject property is developed with a two-story multi-tenant brick building.

**Description and Character of Surrounding Area.** The subject area is located in the Downtown Core. Typical of a traditional downtown, the majority of buildings in the area are two-story brick structures with retail uses on the ground floor and office or residential on the second floor.

### Project Information

**Proposed Use:** A 10.5 sq. ft. projecting sign with exposed neon lettering

**Existing Use:** two-story multi-tenant brick building

**Building Area:** 6,724 sq. ft.

**Number of Buildings:** 1

**Process**

**Procedure:** The Planning Commission takes final action on the sign application.  
**Duration of Validity:** Approval of the sign application as presented does not expire unless stated in the approval.

**Unified Development Ordinance**

Applicable Section(s)	Description
13.150, 13.160, 13.200	Signs

**Analysis of Sign Application**

**History.** The two small original commercial buildings on this site were built in the early 1900s and housed a barber and insurance office. The structures were drastically altered in 1925 by adding a second story and additions to the rear. This basically new structure served as the Lee’s Summit Hospital, having ten hospital rooms, a nursery and a dietetic laboratory.

The building was converted and operated as the Dayton Hotel from the 1950s until it eventually closed in the 1990s. The historic neon sign could be seen along 3rd Street. According to the applicant’s research, it is believed the sign was made here in Lee’s Summit. At a minimum, it was maintained over the years by Summit Neon Signs. After the hotel closed, the sign was removed in the early 1990s.

For more than 25 years the sign gathered dust in the basement of 9 SE 3<sup>rd</sup> St. The building’s new owner recovered the sign and has restored it to its former glory. During the restoration process the applicant replaced and upgraded the neon tubing/insulators and the internal electrical systems. In addition, they have strengthened the steel sign framework.

**Ordinance.** The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign area, but authorizes the Planning Commission to consider and approve larger signs. The standard for a projecting sign in the CBD zoning district is a maximum of 6 square feet.

**Request.** The applicant is proposing to install the restored original 10.5 sq. ft. Dayton Hotel sign on the rear of the building. Currently, the alley is being transformed into a public space with art, seating and planters. It is the applicant’s belief that the historic and photogenic sign will add to the interest in the alley space. The applicant feels this location protects the sign from truck traffic in the alley. The sign will be mounted to the wall on the south side of the balcony with a 13.5 ft. clearance above the ground. The table below details the proposed sign.

**Proposed Sign:**

Sign Type	Copy	Zoning District	Sign Size	UDO Sign Size Maximum
Projecting sign	Dayton Hotel	CBD	10.5 sq. ft.	6 sq. ft. – projecting sign

**Existing Conditions.** The building is a two-story brick structure that is located on SE 3rd Street just east of the intersection of SE Main Street. Centered above the retail space on the north façade is an existing sign from a previous tenant, “Mustard Seed, Community Learning”. The current owner is in the process of renovating the property for a mix of shared uses. Office space

and a retail store front will be located on the 1<sup>st</sup> floor. The 2<sup>nd</sup> floor will contain more offices and a residential loft. The table below details the existing sign.

**Existing Sign:**

Sign Type	Copy	Zoning District	Sign Size	Sign Location	UDO Sign Size Maximum
Wall sign	Mustard Seed Community Learning	CBD	24 sq. ft.	South Facade	10% of building façade = 57.6 sq. ft.

**Recommendation.** The proposed 10.5 sq. ft. projecting sign is larger than the 6 sq. ft. maximum allowed in the CBD under the current sign ordinance. However, in addition to the historic prominence of the sign staff believes the size and scale to be appropriate given the mass of the building. Staff recommends approval of the projecting 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.*

<p><b>Planning</b></p> <ol style="list-style-type: none"> <li>1. A sign permit application shall be submitted to and approved by the Development Services Department prior to installation.</li> <li>2. Prior to a sign permit being issued an easement must be obtained from the owner of 301 SE Main St authorizing the proposed sign to encroach over their property.</li> <li>3. The sign shall maintain a ground clearance minimum of 13.5 feet.</li> </ol>
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**Attachments:**

1. Detail and images of proposed sign, date stamped October 27, 2017 – 3 pages
2. Detail and image of proposed sign height, date stamped November 9, 2017 – 1 page
3. Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 10 pages
4. Location map