

# 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: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **Appl. #PL2017-218 – SIGN APPLICATION – QuikTrip, 801 SE M-291 Hwy; QuikTrip Corporation, applicant**

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### Commentary

This application is to request approval of a monument sign for QuikTrip that exceeds the maximum allowable height and size standards for the CP-2 district. The sign is proposed to be located at the southeast corner of the property with the intent of providing identification and visibility directed toward SE Blue Pkwy and US 50 Hwy.

The CP-2 (Planned Community Commercial) district allows a maximum height of 12 ft., a maximum sign face area of 72 sq. ft. and a maximum sign structure area of 96 sq. ft. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed height and size standards. Staff supports the proposed monument sign as presented.

### Recommendation

Staff recommends **APPROVAL** of the sign application to allow a monument sign with a height of 20 ft., a sign face area of 111 sq. ft. and a sign structure area of 153 sq. ft.

### Zoning and Land Use Information

**Location:** 801 SE M-291 Hwy

**Zoning:** CP-2 (Planned Community Commercial)

**Surrounding zoning and use:**

**North (across SE 7<sup>th</sup> Terr):** CP-2 – commercial

**South (across SE Blue Pkwy):** US 50 Hwy; and CP-2 – commercial

**East:** CP-2 – commercial

**West (across SE M-291 Hwy):** AG – Missouri State Highway Patrol headquarters

**Site Characteristics.** The subject property is developed with a convenience store/gas station. The property has frontage along SE M-291 Hwy, but is accessed via SE 7<sup>th</sup> Terr on the north and SE Blue Pkwy on the south.

**Description and Character of Surrounding Area.** The subject area is at the intersection of two major road and commercial corridors, M-291 Hwy and US 50 Hwy. The intersection of the highways serves as a transition in the area from primarily industrial uses south of US 50 Hwy to primarily commercial uses north of US 50 Hwy.

### Project Information

**Proposed Use:** a monument sign located at the southeast property corner

**Existing Use:** convenience store/gas station

**Building Area:** 4,080 sq. ft.

**Number of Buildings:** 1

## Process

**Procedure:** The Planning Commission takes final action on sign applications.

**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, 13.210	Signs

## Background

- June 16, 1998 – The City issued the following three sign permits: a sign permit (Permit #98-081) for a 12.5 sq. ft. sign on the south pump island canopy fascia; a sign permit (Permit #98-082) for a 55 sq. ft. wall sign on the west building façade; and a sign permit (Permit #98-083) for a 73 sq. ft. monument sign.
- December 4, 2014 – The City issued a sign permit (#PRSGN2014-3327) for a sign face replacement for the existing monument sign adjacent to the intersection of SE 7<sup>th</sup> Terr and SE M-291 Hwy.

## Analysis of Sign Application

**Ordinance.** The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable heights and sizes for monument signs in the various zoning districts. Section 13.150 of the UDO grants the Planning Commission the authority to consider and approve signs that exceed the prescribed height and size maximums in any zoning district.

**Existing.** QuikTrip is currently served by a single monument sign located at the northwest lot corner adjacent to the intersection of SE 7<sup>th</sup> Terr and SE M-291 Hwy. The sign provides the primary means of identification along the property's M-291 Hwy frontage. Additional identification is provided via wall- and canopy-mounted signs. Below is a table of all existing signage on the property:

Sign Type	Sign Copy	Size	UDO Standards
Monument Sign	"QT" + fuel pricing info	13 ft – 3 in height; 56 sq. ft. sign face area; and 73 sq. ft. sign structure area	12 ft. max height; 72 sq. ft. max sign face area; and 96 sq. ft. max sign structure area
Wall Sign (west building façade)	"QuikTrip"	55 sq. ft.	184 sq. ft. (10% of façade area)
Canopy Sign (south pump island canopy façade)	"QT"	13 sq. ft.	20 sq. ft. (10% of façade area)

**Request.** The applicant proposes a second monument sign for the property. The monument sign will be located at the southeast lot corner and will provide the primary means of identification along the SE Blue Pkwy/SE M-291 Hwy corridor. The table below provides a comparison of the proposed monument sign and the UDO standards:

	<b>Proposed</b>	<b>UDO Standards</b>
<b>Height</b>	20 ft.	12 ft.
<b>Sign Face Area</b>	111 sq. ft.	72 sq. ft.
<b>Sign Structure Area</b>	153 sq. ft.	96 sq. ft.

**Recommendation.** Staff recommends approval of a new monument sign as proposed. QuikTrip is located at the northeast corner of the intersection of M-291 Hwy and US 50 Hwy. The proposed sign location and size is intended to provide reasonable visibility from the south in the direction of US 50 Hwy. The proposed monument sign height and size are necessary to provide the desired visibility due to the significant distance and difference in elevation between the QuikTrip site and the US 50 Hwy travel lanes. The QuikTrip property is located approximately 360 feet away from the highway travel lanes and is separated by both an outer road (SE Blue Pkwy) and a westbound off-ramp. From a topographical standpoint, there is a 14-18 foot difference in elevation between the highway travel lanes and the QuikTrip property that limits the visibility of a monument constructed in accordance with the UDO standards for the CP-2 district. Staff believes the proposed monument sign height and size are appropriate and reasonable for the site.

### **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. Sign permits shall be submitted to and approved by the Development Services Department prior to installation.</li> <li>2. The sign shall not be located within any utility easement and shall maintain a minimum 15' of separation from any public water line and sanitary sewer line.</li> </ol>
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**Attachments:**

1. Elevation and Sign Detail, date stamped November 2, 2017
2. Site Plan, date stamped November 2, 2017
3. Table titled "Sign Applications & Modifications, 2001-Present, Monument Signs – All Districts" – 4 pages
4. Location map