

City of Lee's Summit

Development Services Department

May 5, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *UAG For RGM*
RE: **Appl. #PL2017-030 – SIGN APPLICATION – Village Cooperative of Lee's Summit, 801 SE Battery Dr.; Infinity Sign Systems, Inc., applicant**

Commentary

The applicant requests approval for one (1) ground sign that is larger and taller than the maximum size and height allowed by the Unified Development Ordinance (UDO). The maximum sign face size allowed for a ground sign in the RP-4 (Planned Apartment Residential) district is 16 sq. ft. The maximum height allowed for a ground sign in the RP-4 district is 6 feet. The applicant proposes an 8 foot 6 inch ground sign with a sign face area of 45.5 sq. ft. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the requested larger sign.

Recommendation

Staff recommends **APPROVAL** of the sign application.

Project Information

Proposed: An 8 foot 6 inch tall, 45.5 sq. ft. ground sign

Location: 801 SE Battery Drive

Zoning: RP-4 (Planned Apartment Residential)

Surrounding zoning and use:

North (across SE Shenandoah Dr.): R-1 (Single-Family Residential) – Single-family residences of Ashton at Charleston Park

South: CP-2 (Planned Community Commercial) – Vacant undeveloped commercial property

East: CP-2 – Vacant undeveloped commercial property

West (across SE Battery Drive): CP-2 – Vacant undeveloped commercial property and proposed Bloom Living (senior) Apartments

Background

- October 13, 1987 – The City Council approved the final plat (Appl. #1987-140) *Brookplace—1st Plat, Lots 501, 513-516, 520-534, 1-30, 75-80, & 204* by Ord. #3059. This plat was recorded by Instrument #198711152517 at the Jackson County Recorder's Office on October 21, 1987.
- December 14, 2010 – The Planning Commission approved the preliminary plat (Appl. #2010-062) *Magnolia Place at Charleston Park, Lots 1-9 & Tracts A & B*.
- January 6, 2011 – The City Council approved a preliminary development plan and conceptual development plan (Appl. #2010-060) for Benton House and Magnolia Place, respectively, by Ord. #7009.

- June 2, 2011 – The City Council approved the final plat (Appl. #PL2011-040) *Magnolia Place at Charleston Park, First Plat* by Ord. #7060. This plat was recorded by Instrument #2011E0064625 at the Jackson County Recorder's Office on July 12, 2011.
- February 19, 2015 – The City Council approved a rezoning from CP-2 to RP-4 and a preliminary development plan (Appl. #PL2014-159) on land located at the southeast corner of Battery Drive and Shenandoah Drive for Village Cooperative by Ord. #7584.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign area and sign height and grants the Planning Commission the authority to consider and approve larger and taller signs. The standard for a ground sign in the RP-4 zoning district is a maximum sign area of 16 sq. ft. and a maximum sign height of 6 ft.

Request. The applicant proposes an 8 foot 6 inch, 45.5 sq. ft. ground sign. The sign will be mounted between two stone-faced pillars, approximately 6 ft. in height, and be located in the grassy area between the driveway and sidewalk on the north side of the southern entrance from SE Battery Drive.

Existing Conditions. The Village Cooperative building, currently under construction, is a 50 unit 3-story senior housing product located on approximately 4.37 acres at the southeast intersection of SE Shenandoah Drive and SE Battery Drive.

Recommendation. The proposed 8 foot 6 inch, 45.5 sq. ft. ground sign is taller and has a larger sign area than allowed in the RP-4 district under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the building and 4.37 acre site. Staff recommends approval of the ground 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.

Planning

1. Sign permit shall be submitted to and approved by the Development Services Department prior to installation.
2. The sign shall not be located within any easement.

RGM/cs

Attachments:

1. Detail and images of proposed sign, date stamped January 25, 2017 – 1 page
2. Site Plan, date stamped April 24, 2017 – 1 page
3. *Magnolia Place at Charleston Park, 2nd Plat, Lots 2A & 3* – 1 page
4. Table titled "Sign Applications & Modifications, 2001-Present" – 10 pages
5. Location map