



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

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## Development Services Staff Report

<b>File Number</b>	PL2023-354
<b>File Name</b>	SIGN APPLICATION – Ellevate Skin + Brow
<b>Applicant</b>	Ellevate Skin + Brows
<b>Property Address</b>	110 SW 2 <sup>nd</sup> St.
<b>Planning Commission Date Heard by</b>	March 9 <sup>th</sup> , 2024 Planning Commission
<b>Analyst</b>	Ian Trefren, Planner

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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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### Attachments

Sign Specifications and Details, dated February 7, 2024 – 6 pages  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Ellevate Skin + Brow
Applicant's Representative	Ellen Watkins
Location of Property	110 SW 2nd St
Size of Property	48,687 sq. ft. (1.12 acres)
Zoning	TNZ (Transitional Neighborhood Zone)
Comprehensive Plan Designation	Activity Center – Downtown
Procedure	<p>The Planning Commission takes final action on the sign application.</p> <p><b>Duration of Validity:</b> There is no expiration to an approval for a sign application.</p>

Current Land Use
The subject property is the site of two multi-tenant building located in the Summit Woods Office Park commercial subdivision.

Description of Applicant's Request
The applicant is requesting Planning Commission approval of a second 9 sq. ft. wall sign to be located on the southern façade of the subject building. The UDO allows a maximum of one (1) 6 sq. ft. wall sign in the TNZ zoning district.

## 2. Land Use

Description and Character of Surrounding Area
The subject property is located in the transitional fringe separating the Central Business District from the historic downtown neighborhoods. The properties directly to the east are single family structures with a mix of commercial and residential uses. The recently approved Ellis Glen mixed use development (under construction) is located to the north east of the subject site. RP-2 zoned single-family homes are located north and west of the property. South across SW 2 <sup>nd</sup> Street are two hair and nail salons that are located in historic residential homes.

### Adjacent Land Uses and Zoning

North:	Single-Family & Two-Family Dwelling Units and Commercial/Residential Mixed-Use / RP-2 & CBD
South (across SW 2 <sup>nd</sup> St):	Hair and nail salons / TNZ
East:	Commercial / CBD & CP-2
West (across NW Pryor Rd):	Single-Family Residential / RP-2 & R-1

**Site Characteristics**

The subject property is an existing multi-tenant office building in the Summit Woods Office Park development near the Central Business District. The building was approved in 1984 and constructed in 1985, along with the building to the rear. The subject building is approximately 3,600 sq. ft. in size – per the original building permit.



**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 (TNZ)</b>	--	2' (24") max.	6 sq. ft.	1 attached	External indirect
<b>Proposed Wall Sign</b>	Ellevate Skin + Brows (Southern Façade)	1.5' (18")	9 sq. ft.	2 attached	Non-illuminated

### 4. Unified Development Ordinance (UDO)

#### Unified Development Ordinance

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

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 UDO Section 9.260, Table 9-1.

### 5. Analysis

#### Background and History

The subject property was zoned C-1 (now CP-2, Planned Community Commercial) at the time the office building was constructed in 1983. The zoning in effect at that time allowed for an intensity and scale of office and retail uses common to the City’s commercial corridors along M-291 Hwy, US 50 Hwy, Chipman Rd, NE Douglas St, etc. The existing single story, multi-tenant office building is reflective of the intensity of development allowed under the zoning regulations in effect at the time.

The subject property was rezoned in 2005 to TNZ as part of a City-initiated effort in response to a recommendation in the 2004 Lee’s Summit Downtown Master Plan to create a transition zone with the intent of allowing for smoother land use transitions between the CBD and adjacent residential neighborhoods. Properties zoned TNZ are not intended for retail or office centers, but as individual lots with business uses that maintain a residential character complementing the surrounding neighborhood. The driving factor in the selection of properties to rezone to TNZ was the location of said properties relative to the CBD and existing residential neighborhoods, not whether existing uses

on selected properties were consistent with the desired characteristics of the newly created TNZ zoning.

- November 30, 1983 – Staff administratively issued a building permit (#83-580) to construct the subject building.
- March 3, 2005 – The City Council approved UDO Amendment #11 (Appl. #2004-308) that created the NFO (Neighborhood Fringe Office) and TNZ zoning districts by Ordinance No. 5907.
- September 15, 2005 – The City Council approved a City-initiated rezoning (Appl. #2005-162) of a total of 32 tracts of land to TNZ by Ordinance No. 6048.

### **Compatibility**

The proposed sign will be affixed to an existing multi-tenant office center located at the corner of two minor arterial thoroughfares, facing the public right-of-way and adjacent commercial land uses. These mitigating factors will minimize the impact that the proposed sign will have on the surrounding properties' character.

Furthermore, the multi-tenant office center land use is atypical for the TNZ zoning district, and the application of the TNZ district's signage standards can prove to be too limiting for the extent of signage required. When applying the adjacent CBD district's signage standards, the proposed sign meets all of the requirements set forth by the UDO.

The two modifications sought by this sign application – sizing and count – are both satisfied by the CBD district's signage standards. The CBD district places a limit of 10% of the façade area for the sign area, and a limit of two attached wall signs for the count. The proposed sign would be the second attached wall sign and account for roughly 3.9% of the façade area, meeting both of the CBD district's signage requirements for multi-tenant building attached wall signs. In contrast, the TNZ district limits attached wall signage to a single sign of no more than 6 sq. ft. in area.

### **Recommendation**

Staff believes that the proposed wall sign is compatible with the surrounding properties given the unsuitability of the TNZ district's signage standards for the office park in which it is located and the mitigating factors of the sign's location near major thoroughfares and other commercial land uses. With the conditions of approval below, the application meets the requirements of the UDO.

## **6. Recommended Conditions of Approval**

### **Site Specific**

1. One (1) wall sign on the southern façade of the lot's southeastern building belonging to Unit A, measuring 9 sq. ft., shall be permitted to exceed the sign area and count limits set forth in Sec. 9.260. The wall sign shall comply with the letter sizing and all other applicable requirements present in 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.