



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

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## Development Services Staff Report

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| <b>File Number</b>                       | PL2021-225                                       |
| <b>File Name</b>                         | SIGN APPLICATION – Charlie's Car Wash wall signs |
| <b>Applicant</b>                         | Luminous Neon Art & Sign Systems, Inc.           |
| <b>Property Address</b>                  | 950 NW Chipman Rd                                |
| <b>Planning Commission Date Heard by</b> | July 8, 2021<br>Planning Commission              |
| <b>Analyst</b>                           | Hector Soto, Jr., AICP, Planning Manager         |

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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

Wall Sign Elevations and Specification, revision date May 12, 2021 – 3 pages  
Table of Sign Applications & Modifications 2001-Present – 12 pages  
Location Map

## 1. Project Data and Facts

| Project Data                   |   |
|--------------------------------|---|
| Applicant/Status               | Luminous Neon Art & Sign Systems, Inc. / Sign Contractor  |
| Applicant's Representative     | Andrea Edwards  |
| Location of Property           | 950 NW Chipman Rd   |
| Size of Property               | 82,365 sq. ft. (1.9 acres)  |
| Zoning                         | CP-2 (Planned Community Commercial District)  |
| Comprehensive Plan Designation | Retail  |
| Procedure                      | The Planning Commission takes final action on the sign application.<br><br><b>Duration of Validity:</b> There is no expiration to an approval for a sign application. |

| Current Land Use   |
|--|
| The subject property is the site of Charlie's Car Wash in the Summit Fair Shopping Center. |

| Description of Applicant's Request   |
|--|
| The request is for Planning Commission approval of two (2) additional wall signs yielding a total of six (6) wall signs for the existing Charlie's Car Wash. The additional wall signs are intended to provide service bay identification on the north building façade. A maximum of three (3) wall signs are allowed by right for a single-tenant building in the CP-2 zoning district. A total of four (4) wall signs were approved for Charlie's Car Wash (then known as Green Lantern Car Wash) as part of the original preliminary development plan approval for the site. The UDO grants the Planning Commission the authority to approve a greater number of signs. |

## 2. Land Use

| Description and Character of Surrounding Area   |
|---|
| Charlie's Car Wash is located at the northeast corner of NW Chipman Rd and US 50 Hwy, abutting the Summit Fair Shopping Center. NW Chipman Rd is a significant commercial corridor. |

### Adjacent Land Uses and Zoning

|                                      |                                       |
|--------------------------------------|---------------------------------------|
| <b>North:</b>                        | Restaurant and shopping center / CP-2 |
| <b>South (across NW Chipman Rd):</b> | Auto dealership / CP-2                |
| <b>East:</b>                         | Restaurants / CP-2                    |
| <b>West:</b>                         | US 50 Hwy                             |

| Site Characteristics  |
|---|
| The subject property is developed as a car wash. The site is accessed via a drive internal to the Summit Fair shopping center. The site has frontage along NW Chipman Rd and the northbound US 50 Hwy on- |

ramps.

|                               |
|-------------------------------|
| <b>Special Considerations</b> |
| None.                         |

### 3. Project Proposal

#### Existing Wall Signs

|                             | Copy & Location                     | Letter Height | Sign Area  | Number of Signs   | Lighting                                      |
|-----------------------------|-------------------------------------|---------------|--|---|---|
| <b>UDO Standards (CP-2)</b> | --                                  | 6' (72") max. | 10% of façade area – max. allowable sign area  | 3 by right per single-tenant building**<br><i>**4 allowed under car wash PDP approval</i> | External indirect, halo, or internal lighting |
| <b>Wall Sign #1</b>         | “Charlie’s Car Wash” – south façade | 4' (48")      | 112 sq. ft. (11.2% of façade area)**<br><i>**allowed under car wash PDP approval</i> | --  | Internal lighting                             |
| <b>Wall Sign #2</b>         | “Charlie’s Car Wash” – east façade  | 4' (48")      | 130.9 sq. ft. (3.6% of façade area)  | --  | Internal lighting                             |
| <b>Wall Sign #3</b>         | “Charlie’s Car Wash” – west façade  | 4' (48")      | 112 sq. ft. (10.3% of façade area)**<br><i>**allowed under car wash PDP approval</i> | --  | Internal lighting                             |

|                     |                       |          |                                      |    |                   |
|---------------------|-----------------------|----------|--------------------------------------|----|-------------------|
| <b>Wall Sign #4</b> | “Exit” – north façade | 1’ (12”) | 3.5 sq. ft.<br>(0.4% of façade area) | -- | Internal lighting |
|---------------------|-----------------------|----------|--------------------------------------|----|-------------------|

**Proposed Wall Signs**

|                     | <b>Copy &amp; Location</b>        | <b>Letter Height</b> | <b>Sign Area</b>                    | <b>Number of Signs</b> | <b>Lighting</b>   |
|---------------------|-----------------------------------|----------------------|-------------------------------------|------------------------|-------------------|
| <b>Wall Sign #5</b> | “Express Interior” – north façade | 1’8” (20”)           | 40 sq. ft.<br>(2.8% of façade area) | --                     | Internal lighting |
| <b>Wall Sign #5</b> | “Express Hand Dry” – north façade | 1’8” (20”)           | 36 sq. ft.<br>(2.6% of façade area) | --                     | Internal lighting |

Charlie’s Car Wash is a single-tenant building. The building sits at the northeast corner of NW Chipman Rd and US 50 Hwy. The site is accessed near the northeast property corner via a drive internal to the Summit Fair shopping center. The building exterior has visibility along NW Chipman Rd, toward US 50 Hwy and two Summit Fair internal drives. Four (4) signs were approved for the building as part of the preliminary development plan, one on each of the north, south, east and west façades. The proposed signs will result in three signs on the north side of the building. The two proposed signs are intended to identify the different service bays. The aggregate sign area on the north façade (a total of 5.8%) does not exceed the 10% maximum allowable area. Given the site’s location at a prominent intersection along a major commercial corridor, staff believes the proposed fifth and sixth signs provides a reasonable means of identification and wayfinding.

**4. Unified Development Ordinance (UDO)**

| <b>Section</b>                | <b>Description</b> |
|-------------------------------|--------------------|
| 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 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 request is for Planning Commission approval of a fifth and sixth wall sign for Charlie's Car Wash to provide identification on the north side of the building for their service bays. Three (3) wall signs are allowed by right in the CP-2 zoning district. Four (4) wall signs were allowed for the building as part of the preliminary development plan approval. The UDO grants the Planning Commission the authority to approve a greater number of signs.

- November 7, 2014 – Staff issued four (4) sign permits for Green Lantern Car Wash (now known as Charlie's Car Wash).

### **Compatibility**

The request for additional signage for a stand-alone single-tenant building is not out of place for businesses with multiple service bays dedicated to different services. The two requested signs will be placed over four service bays on the north side of the building.

### **Recommendation**

Staff believes approval of a fifth and sixth sign for the subject tenant is compatible for the area given its location in large shopping center located at a major intersection along a commercial corridor. The signs provide a reasonable means of identification for the building. With the conditions of approval below, the application meets the requirements of the UDO.

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

### **Site Specific**

1. A total of six (6) wall signs shall be allowed for the car wash building at 950 NW Chipman Rd. Signage shall comply with all other UDO sign standards of the CP-2 zoning district.

### **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.