

# 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: Christina Stanton, AICP, Senior Planner  
RE: **Appl. #PL2017-241 – SIGN APPLICATION – Summit Square Apartments, 785 NW Donovan Rd.; NorthPoint Development, LLC, applicant**

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### Commentary

The applicant requests approval for a monument sign, approximately 156 square feet in overall structure area, with a water feature and variable heights. The tallest point of the monument sign structure is 10 feet. The sign area is only 15 square feet. The monument sign is located in the island at the southernmost entrance into the Summit Square Apartment complex off of NW Donovan Road. There is an additional smaller monument sign proposed just south of the northern entrance along NW Donovan Road. However, the smaller structure does not require Planning Commission approval as the sign area is 2 square feet and the structure area is approximately 23 square feet, all in compliance with monument size standards.

The ordinance that approved the preliminary development plan for the larger Summit Orchard development of which the apartments are a part of, Ord. #7885, allowed for two larger "L" shaped multi-tenant signs for the adjacent commercial development. These signs were located at the northeast corner of NW Ward Road and NW Chipman Road and the northwest corner of NW Chipman Road and NW Donovan Road. All other monument signs were to comply with the CP-2 sign standards. The maximum height allowed for a monument sign under the CP-2 sign standards is 12 feet. The maximum sign area and structure area allowed in the CP-2 sign standards are 72 square feet and 96 square feet, respectively. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the increased structure area.

### Recommendation

Staff recommends **APPROVAL** of the sign application, subject to the following:

1. A 10-foot tall entry monument with a structural area of approximately 156 square feet and a sign area of 15 square feet shall be allowed in the island at the southernmost entrance into the Summit Square Apartment complex.

### Zoning and Land Use Information

**Location:** 785 NW Donovan Road

**Zoning:** PMIX (Planned Mixed Use)

**Surrounding zoning and use:**

**North:** PI (Planned Industrial) and PMIX – KCP&L substation

**South (across NW Donovan and NW Chipman Roads):** PMIX, R-1 (Single-Family Residential), and PI – Future phases of the Summit Orchard development, and single-family residential and office-warehouse/manufacturing

**East (across Missouri Pacific RR):** CP-2 (Planned Community Commercial) and PI – Office-warehouse uses

**West:** PMIX – Future phases of the Summit Orchard development

**Site Characteristics.** The subject property is a 308-unit apartment complex currently under construction with access off NW Donovan Rd. The area is generally bounded by NW Chipman Rd on the south; Union Pacific railroad right-of-way on the east, NW Tudor Rd on the north and NW Ward Rd on the west.

**Description and Character of Surrounding Area.** The area is a planned mixed use development composed of residential, office, retail, hotel and educational uses. The apartments are one of the early phases of the larger development. The area is commercial north of NW Chipman Rd and primarily residential south of NW Chipman Rd.

### Project Information

**Proposed Use:** a 10-foot tall entry monument sign with an overall structural area of approximately 156 square feet and a sign area of 15 square feet

**Existing Use:** apartment complex (currently under construction)

**Building Area:** 308,560 sq. ft.

**Number of Buildings:** 7 apartment buildings + 1 clubhouse

**Number of Dwelling Units:** 308

### 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

- May 20, 1999 – The City Council approved the rezoning from PI (then M-1) to PMIX (then PUD) and the preliminary development plan (Appl. #1999-014) for the 333-acre Summit Technology Campus by Ordinance No. 4793. The plan included the site of the Summit Technology Campus, portions of Summit Fair, Summit Place, Summit Innovation Center, and the proposed Summit Orchards.
- August 24, 2006 – The City Council approved a rezoning (Appl. #2005-271) from CP-2 (Planned Community Commercial) and PMIX to PMIX and a preliminary development plan (Appl. #2005-272) for the Summit Fair shopping center by Ordinance No. 6262. The site encompasses 58.7 acres generally bounded by Chipman Road on the south, US 50 Hwy on the west and Blue Parkway on the east and north.
- December 12, 2006 – The Planning Commission approved the preliminary plat (Appl. #2006-230) of *Summit Fair, Lots 1-13 and Tracts A-F*.
- April 13, 2007 – A preliminary development plan application (Appl. #2007-073) was submitted to the Planning and Development Department for the proposed 725,240 sq. ft.

Summit Fair Phase II shopping center development. The proposed Summit Fair Phase II site encompassed approximately 90 acres generally bounded by I-470 on the north, Ward Road on the south, Blue Parkway on the west and railroad right-of-way on the east. The application was withdrawn by the applicant prior to the application being considered by the Planning Commission or City Council.

- May 1, 2008 – The City Council approved the final plat (Appl. #2007-243) of *Summit Fair, 2<sup>nd</sup> Plat, Lots 8, 10-14 and Tract C* by Ordinance No. 6622.
- January 30, 2009 – The minor plat (Appl. #2008-181) of *Fleck, Lucy and Lilly, Lots 1 & 2* was recorded with Jackson County. Lot 1 is a 4.5-acre parcel that is the existing site of a KCP&L operations facility. Lot 2 is an undeveloped 1.0-acre parcel that will be incorporated into the Summit Place development.
- July 10, 2014 – The City Council approved a rezoning from PI to PMIX and preliminary development plan (Appl. #PL2011-119) by Ord. #7496. The Summit Place development is located on the west 43 acres of the 90-acre site previously proposed for Summit Fair Phase II.
- June 4, 2015 – The City Council approved a preliminary development plan (Appl. #PL2015-034) for approximately 38 acres comprising the Summit Innovation Center development, located at the northeast corner of NW Ward Road and the future NW Tudor Road extension, by Ord. #7637.
- May 19, 2016 – The City Council approved a preliminary development plan (Appl. #PL2016-039) for the Summit Orchards mixed use development, approximately 46 acres in size, generally located at the northeast corner of NW Chipman Road and NW Ward Road, by Ord. #7885.
- August 18, 2017 – The City Council approved a final plat (Appl. #PL2016-120) for *Summit Orchard, 1<sup>st</sup> Plat, Lots 1-4 & Tract A* by Ord. #7946. The ordinance and plat were recorded at the Jackson County Recorder of Deeds on August 26, 2016, by Instrument #2016E0079183 and #2016E0079184, respectively.

## Analysis of Sign Application

**Ordinance.** The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable structure area. Section 13.160 of the UDO grants the Planning Commission the authority to consider larger signs. The standard for a monument sign in the CP-2 zoning district is a maximum sign height of 12 feet, a maximum sign face area of 72 square feet and a maximum structure area of 96 square feet.

**Request.** The applicant proposes a monument sign, approximately 156 square feet in overall structure area, with a water feature and variable heights. The tallest point of the monument sign structure is 10 feet. The sign area is only 15 square feet. Additionally proposed is a smaller, monument sign proposed just south of the northern entrance along NW Donovan Road. However, the smaller structure does not require Planning Commission approval as the sign area is 2 square feet and the structure area is approximately 23 square feet.

**Recommendation.** Staff supports the proposed entry monuments/structures given their location, size and scale, which maintain a proportionality that is appropriate for an apartment development. Staff therefore recommends approval of the monument sign structure 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. A sign permit application shall be submitted to and approved by the Development Services Department prior to installation.
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.

JJ/cs

**Attachments:**

1. Sign Elevations and Detail, date stamped November 1, 2017 – 1 page
2. Summit Square Overall Site Plan, date stamped October 24, 2017 – 1 page
3. Detailed Blow-up of Entry with Utility Easements Shown, date stamped November 8, 2017 – 1 page
4. Table titled “Sign Applications & Modifications, 2001-Present, Monument Signs – All Districts” – 4 pages
5. Location map