



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

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## Development Services Staff Report

<b>File Number</b>	PL2021-151
<b>File Name</b>	SIGN APPLICATION – Kohl's/Sephora wall sign
<b>Applicant</b>	Infinity Sign Systems
<b>Property Address</b>	1820 NW Chipman Rd
<b>Planning Commission Date Heard by</b>	May 6, 2021 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 March 12, 2021 – 4 pages  
Table of Sign Applications & Modifications 2001-Present – 12 pages  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Infinity Sign Systems / Sign Contractor
Applicant's Representative	Dan Motush
Location of Property	1820 NW Chipman Rd
Size of Property	445,413 sq. ft. (10.2 acres)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Retail
Procedure	The Planning Commission takes final action on the sign application.  <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 Kohl's department store in the Summit Crossing Shopping Center.

Description of Applicant's Request
The request is for Planning Commission approval of a fourth wall sign for the Kohl's building to identify the new beauty department partnership with Sephora. More specifically, a Sephora sign is proposed over the north entrance on the east building façade. A maximum of three (3) wall signs are allowed for a single-tenant building. The UDO grants the Planning Commission the authority to approve a greater number of signs.

## 2. Land Use

Description and Character of Surrounding Area
Kohl's is located in the Summit Woods Shopping Center. The center is bounded by NW Chipman Rd on the south, I-470 on the north, NW Pryor Rd on the west and US 50 Hwy on the east. To the west of the shopping center across NW Pryor Rd is the Streets of West Pryor mixed-use development. To the south of the shopping center across NW Chipman Rd is the John Knox Village campus.

### Adjacent Land Uses and Zoning

North:	Lowe's / CP-2
South:	Bank and multi-tenant commercial pad sites / CP-2
East:	Commercial / CP-2
West (across NW Pryor Rd):	Streets of West Pryor mixed-use development / CP-2

Site Characteristics
The subject single-tenant Kohl's building is located on an out parcel along the Summit Woods Shopping Center NW Pryor Rd frontage. Access to the site is gained via two adjacent driveways off NW Pryor Rd and the shopping center's private internal road network.

Special Considerations
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 per single-tenant building	External indirect, halo, or internal lighting
<b>Wall Sign #1</b>	"Kohl's" – east façade	5' (60")	193.4 sq. ft. (2.1% of façade area)	--	Internal lighting
<b>Wall Sign #2</b>	"Kohl's" – west façade	5' (60")	193.4 sq. ft. (2.1% of façade area)	--	Internal lighting
<b>Wall Sign #3</b>	"Kohl's" – south façade	5' (60")	193.4 sq. ft. (2.7% 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 #4</b>	"Sephora" – east façade	1'8" (20")	22.3 sq. ft. (0.2% of façade area)	--	Internal lighting

Kohl’s occupies all of the subject building. The building backs up to NW Pryor Rd. The building’s two customer entrances are on the east (front) façade that face internal to the shopping center. Three (3) signs currently exist on the building, one (1) sign each on the east, west and south façades. The proposed sign will result in a second sign on the east façade over the north customer entrance that faces internal to the shopping center. The aggregate sign area on the east (front) façade (a total of 2.3%) 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 fourth sign 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 fourth wall sign for the Kohl’s building to identify the new beauty department partnership with Sephora. More specifically, a Sephora sign is proposed over the north entrance on the east building façade. A maximum of three (3) wall signs are allowed for a single-tenant building. The UDO grants the Planning Commission the authority to approve a greater number of signs.

- July 20, 2001 – Staff issued three (3) sign permits (Permit #2001-099, #2001-100 and #2001-101) for Kohl’s.

### **Compatibility**

The request for additional signage for a department store or supermarket is not out of place for this type of business that offers a variety of services or branded departments/sub-tenants in a single building. The requested fourth sign will be placed over the building entrance in closest proximity to the newly branded Sephora beauty department. The sign allows the public to more easily identify the tenant and service provided.

### **Recommendation**

Staff believes approval of a fourth 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 four (4) wall signs shall be allowed for the building at 1820 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.