

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: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Appl. #PL2017-227 – SIGN APPLICATION – Capital Tax & Consulting, 608 SW 3rd St; Capital Tax & Consulting, LLC, applicant**

Commentary

This application is to request the addition of a third sign panel on an existing 15' tall monument sign structure that serves a multi-tenant building. The new panel will fill in an open area at the bottom of the structure. The panel will increase the existing sign face area from 72 sq. ft. to 104 sq. ft., but does not increase the existing sign structure height or overall sign structure dimensions.

The CP-2 (Planned Community Commercial) district allows a maximum sign face area of 72 sq. ft. However, the UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed sign face area. Staff supports the proposed additional sign panel.

Recommendation

Staff recommends **APPROVAL** of the sign application to allow a monument sign with 104 sq. ft. of sign face area.

Zoning and Land Use Information

Location: 608 SW 3rd St

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North: CP-2 (Planned Community Commercial) – office/retail

South (across SW 3rd St): CP-2 – office/retail

East: CP-2 – office/retail

West: CP-2 – office/retail

Site Characteristics. The subject property is developed with a single-story multi-tenant office building.

Description and Character of Surrounding Area. The subject area is located along the SW 3rd Street corridor, which serves as the primary entryway into downtown from the west. The area is commercial in nature composed of smaller scale single-story retail and office centers.

Project Information

Proposed Use: addition of a third sign panel on an existing monument sign

Existing Use: multi-tenant office building

Building Area: 8,347 sq. ft.

Number of Buildings: 1

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

- The City has no accurate record of when the existing monument sign was originally approved and constructed. An approved sign permit, referencing the monument sign as already in existence, is dated February 10, 1992.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable heights and sizes for monument signs in the various zoning districts. Section 13.150 of the UDO grants the Planning Commission the authority to consider and approve signs that exceed the prescribed height and size maximums.

Request. The applicant proposes a third sign panel on an existing monument sign structure. The addition of a new panel will exceed the maximum allowable sign face area for a monument sign in the CP-2 zoning district. The table below provides a comparison the existing/proposed monument sign characteristics and the UDO standards:

	Existing/Proposed	UDO Standards
Height	15 ft. ¹	12 ft.
Sign Face Area	104 sq. ft. (72 sq. ft. existing + 32 sq. ft. proposed)	72 sq. ft.
Sign Structure Area	150 sq. ft. ¹	96 sq. ft.

1 – existing lawful non-conforming characteristic

Recommendation. Staff recommends approval of a new sign panel as proposed. As previously noted, the additional panel increases the existing sign face area, but does not increase the overall height or structure size of the existing monument sign. The new panel will fill in an open area at the bottom of the existing sign. It should be noted that while the UDO does allow up to two wall signs per tenant to be installed on a multi-tenant building, there are no wall signs on the building at this location. All tenant signage is located on the monument sign, which provides greater visibility along SW 3rd St and eliminates sign clutter on the multi-tenant building.

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 permits shall be submitted to and approved by the Development Services Department prior to installation.

Attachments:

1. Elevation and Sign Detail, date stamped October 23, 2017
2. Table titled "Sign Applications & Modifications, 2001-Present, Monument Signs – All Districts" – 4 pages
3. Location map