



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

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## Development Services Staff Report

<b>File Number</b>	PL2022-345
<b>File Name</b>	SIGN APPLICATION – Cable Dahmer KIA
<b>Applicant</b>	Cable Dahmer KIA of Lee's Summit
<b>Property Address</b>	400 NE Colbern Rd
<b>Planning Commission Date Heard by</b>	November 17, 2022 Planning Commission
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior 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

Monument Sign Elevations and Specifications, dated June 6, 2022 – 2 pages  
Comprehensive Sign Replacement Package, dated June 6, 2022 – 9 pages  
Request Justification from Robert Merritt, upload date of October 10, 2022  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Cable Dahmer KIA of Lee's Summit / Operator
Applicant's Representative	Robert Merritt
Location of Property	400 NE Colbern Rd
Size of Property	958,972 sq. ft. (22.02 acres)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial
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 the approximately 22-acre Cable Dahmer KIA, located at the northwest corner of NE Colbern Rd and NE Town Centre Blvd.

Description of Applicant's Request
<p>The facility is due to undergo a comprehensive replacement of all its signage to reflect the updated KIA corporate branding. The facility has six (6) existing wall signs and two (2) existing monument signs. All existing signage complies with the maximum allowable sign area (sq. ft.) and sign height standards of the CP-2 zoning district.</p> <p>All updated wall signage will continue to comply with current sign area and sign height standards. The updated monument signs will continue to comply with current sign area standards. But the applicant requests Planning Commission approval to increase the monument sign heights from 12' to 15', which is the sole focus of the subject application. The UDO allows a maximum monument sign height of 12' in the CP-2 zoning district.</p>

## 2. Land Use

Description and Character of Surrounding Area
NE Colbern Rd is a major east-west arterial street corridor. NE Town Centre Blvd is a north-south commercial/industrial collector that serves as the southern gateway to the NE Independence Ave industrial corridor located north of NE Colbern Rd. The general area surrounding the Cable Dahmer KIA site is developed with a number of auto dealerships, MoDOT facilities, a multi-family residential development and a number of industrial uses further to the northeast.

### Adjacent Land Uses and Zoning

North:	Undeveloped commercial lot / CP-2
South (across NE Colbern)	Auto dealership / CP-2 and AZ (Airport Zone)

<b>Rd):</b>	
<b>East (across NE Town Centre Blvd):</b>	MoDNR and MoDOT facilities / CP-2
<b>West:</b>	Carwash / CP-2; and Municipal airport / AZ

**Site Characteristics**

The subject property is located at the northwest corner of NE Colbern Rd and NE Town Center Blvd, which is a signalized, full-access intersection. Three (3) driveways provide access to the auto dealership. Primary access is provided along NE Colbern Rd via a single, divided driveway entrance. Secondary access is provided along NE Town Centre Blvd via two separate driveways. The primary entrance along NE Colbern Rd and the southernmost driveway along NE Town Centre Blvd are each identified by an existing 12'-tall monument sign; the northernmost driveway along NE Town Centre Blvd has no signage.



**Special Considerations**

None.

### 3. Project Proposal

#### Existing Monuments Signs

	Copy & Location	Sign Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CP-2)</b>	--	12'	72 sq. ft. sign area; 96 sq. ft. total sign structure area (sign area + monument base)	1 per street frontage, with a maximum of 2 signs	External indirect, halo, or internal lighting
<b>Monument Sign #1</b>	"KIA" – NE Colbern Rd frontage	12'	29.36 sq. ft. sign area; 66.73 sq. ft. total sign structure area	--	Internal lighting
<b>Monument Sign #2</b>	"KIA" – NE Town Centre Blvd frontage	12'	29.36 sq. ft. sign area; 66.73 sq. ft. total sign structure area	--	Internal lighting

#### Proposed Monument Signs

	Copy & Location	Sign Height	Sign Area	Number of Signs	Lighting
<b>Monument Sign #1</b>	"KIA" – NE Colbern Rd frontage	<u>15'</u>	3 sq. ft. sign area; 75.39 sq. ft. total sign structure area	--	Internal lighting

<b>Monument Sign #2</b>	"KIA" – NE Town Centre Blvd frontage	<u>15'</u>	3 sq. ft. sign area; 75.39 sq. ft. total sign structure area	--	Internal lighting
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The proposed replacement monument signs are 3’ taller than the existing monument signs that are at the 12’ height limit established for the CP-2 zoning district. The proposed monument sign face and structure area are well within the allowable limits established for the CP-2 zoning district.

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

Section	Description
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

Cable Dahmer KIA is in the process of updating all facility signage to reflect the updated KIA corporate branding. As part of this process, the applicant proposes to replace two existing 12’-tall monument signs with 15’-tall monument signs in the exact location. The CP-2 zoning district allows a maximum monument sign height of 12’. The proposed replacement monument signs require Planning Commission approval for an additional 3’ height allowance.

- March 6, 2016 – The City Council approved a rezoning from PMIX and CP-2 to CP-2 and a preliminary development plan (Appl. #PL2015-179) for Cable Dahmer KIA by Ordinance No. 7827. The preliminary development plan approval included a sign package allowing six (6) wall signs plus two (2) monument signs for the facility.

City Council also approved a special use permit (Appl. #PL2015-181) for auto sales for a period of 30 years by Ordinance No. 7828.

- August 10, 2017 – Staff approved a total of eight (8) sign permits for Cable Dahmer KIA, consisting of six (6) wall signs and two (2) monument signs.

##### Compatibility

Staff has historically supported taller monument signs than allowed by right in cases where significant grade differences between a site and the adjacent public right-of-way negatively impacted the visibility of a

monument sign from said right-of-way. Other circumstances where staff has previously supported taller monument signs than allowed by right are when the presence of utility lines and/or utility easements require monument signs to be located further into a lot (and further away from the street) to maintain separation for the protection of said utility lines and/or utility easements, thus negatively impacting the visibility of the monument signs.

Neither of the existing monument sign driveway locations have significant grade differences between the site and adjacent streets that negatively impact the visibility of a monument sign constructed at the maximum allowable 12' height. On the factor of grade difference alone, of which there is negligible difference, staff finds no compelling reason to support the request to allow 15'-tall replacement monument signs for the site.

As it relates to the presence of utility lines and/or utility easements, the primary driveway entrance along NE Colbern Rd sits in an area impacted by the presence of a number of utility lines and easements. Multiple water lines, sanitary sewer lines and storm water lines traverse the immediate area. This directly impacts where a monument sign can be placed so as not to obstruct access to said lines or to compromise the integrity of the utility lines by constructing a structure on top of or within close proximity to said utility lines. The presence of the utility lines and westbound turn lane into the site required the existing monument sign location to be pushed further back into the site to avoid conflicts with the lines and sight distance for cars exiting the site. The fact that the monument sign location is pushed further north into the site does impact the sign's visibility along NE Colbern Rd and is the basis for the applicant's request for a taller sign at this location.



Figure 1 - NE Colbern Rd driveway entrance (showing existing area public utility lines)

Unlike the web of utilities impacting the main driveway entrance along NE Colbern Rd, there is a single public water line running parallel along the west side of NE Town Centre Blvd. The presence of the water line in this configuration is considered a typical situation that has a relatively negligible impact on the monument sign location serving the southernmost NE Town Centre Blvd driveway. Structures, including monument signs, are required to maintain a minimum 15' of separation from a public water line to protect access and the integrity of said line. This requirement applies across the City, so this is not a situation unique to this site or results in a disproportional impact.

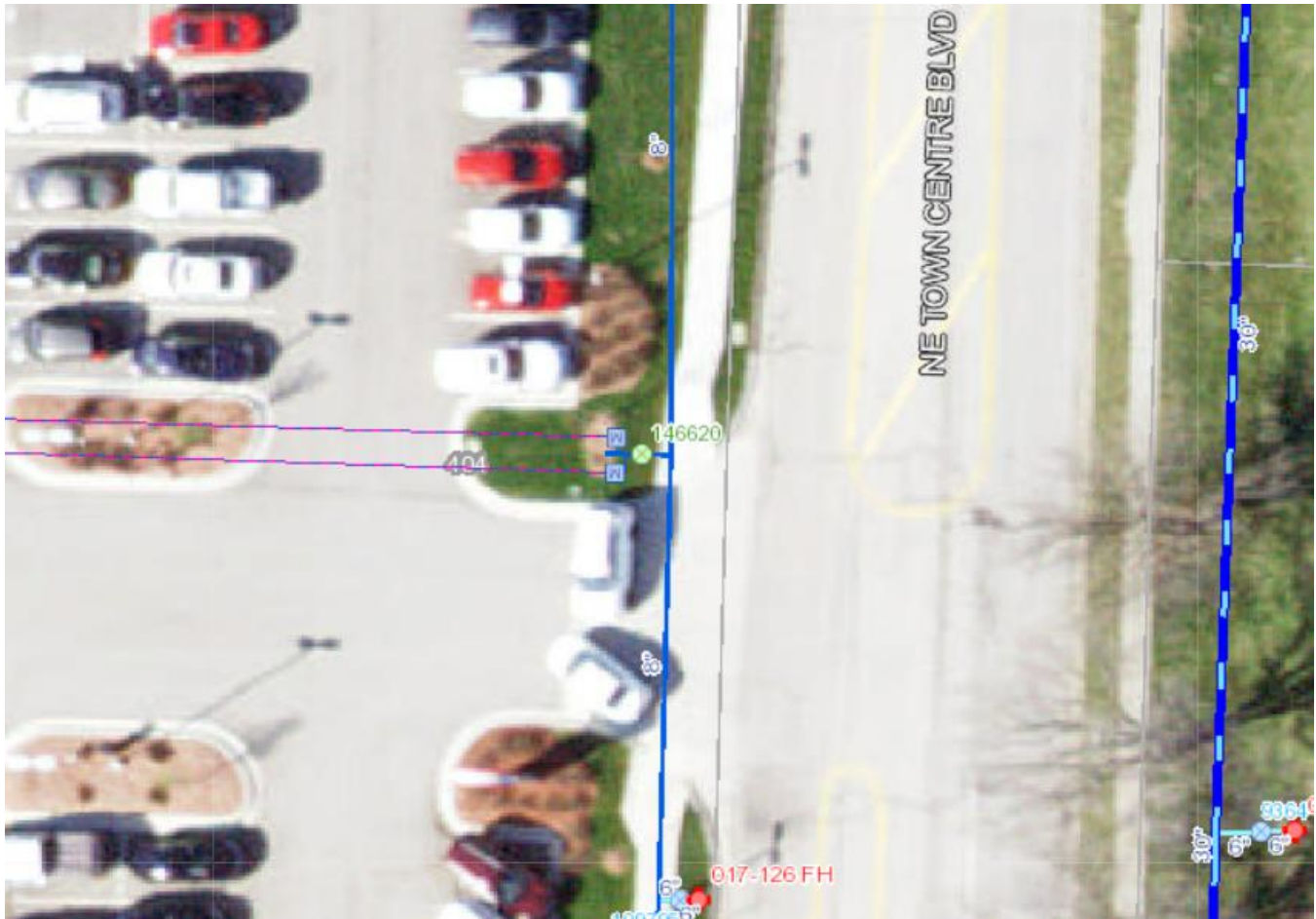


Figure 2 - NE Town Centre Blvd driveway entrance (showing existing area public utility lines)

**Recommendation**

The applicant requests Planning Commission approval to allow 15'-tall signs at two driveway locations versus the maximum allowable 12' in the CP-2 zoning district. Given the significant presence of utility lines at the site's NE Colbern Rd driveway entrance which directly impacts the sign's placement and visibility, staff supports the request to allow a 15'-tall monument sign at the site's NE Colbern Rd driveway entrance. However, staff finds no unique conditions to support allowing a 15'-tall monument sign at the site's southernmost NE Town Centre Blvd driveway entrance.

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

### **Site Specific**

1. A 15'-tall monument sign shall be allowed at the site's NE Colbern Rd driveway entrance, as depicted on the monument sign elevations and specifications dated June 6, 2022.
2. The monument sign located at the site's southernmost NE Town Centre Blvd driveway shall be subject to the maximum allowable 12' monument sign height for the CP-2 zoning district.

### **Standard Conditions of Approval**

3. 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.