

City of Lee's Summit

Development Services Department

February 23, 2018

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Appl. #PL2018-017 – SIGN APPLICATION – Coleman Equipment, 4101 NE Lakewood Way; Tevis Architects, applicant**

Commentary

The applicant requests approval for one 20' tall monument sign. The maximum allowable height of monument signs in the PMIX District (Planned Mixed Use) is 12 feet. The applicant proposes installing the internally illuminated monument sign along the SW property line to take advantage of the NE Lakewood Way frontage. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the allowed height. Given the scale of the building and size of the development, staff supports the height of the requested sign.

Recommendation

Staff recommends **APPROVAL** of the sign application to allow a 20' monument sign located at 4101 NE Lakewood Way.

Zoning and Land Use Information

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

Land Area: 292,287.6 sq. ft. (6.71 acres)

Building Area: 14,000 sq. ft.

Location: 4101 NE Lakewood Way

Surrounding zoning and use:

North: PI (Planned Industrial District) – Lakewood Business Park

South (across NE Lakewood Way): PMIX (Planned Mixed Use District) – Eastport Professional Office Park

East: PI (Planned Industrial District) & PMIX (Planned Mixed Use District) – Lakewood Business Park

West (across NE Lakewood Way): US Highway 50

Site Characteristics. The subject property is currently being developed into the approved Coleman Equipment development. This site is 6.71 acres and, once constructed, the building will be 14,000 square feet.

Description and Character of Surrounding Area. The subject property is located on the north side of NE Lakewood Way near the intersection of NE Lakewood Ct. The adjacent properties in Lakewood Business Park (north and east) are industrially zoned. Located south across NE Lakewood Way is the Eastport commercial office development. I-470 is located west of the property across NE Lakewood Way.

Project Information

Proposed Use: A 20' tall Monument sign
Existing Use: single-story retail/dealership/repair shop (under construction)
Building Area: 14,000 sq. ft. (once constructed)
Number of Buildings: 1

Process

Procedure: The Planning Commission takes final action on the sign application.
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, 13.200	Signs

Background

- December 8, 1998 – The City Council approved a rezoning from A, I-P, M-1 & C-1 to PUD (now PMIX) on land located east of Lakewood Way, north of Woods Chapel Road (Appl. #1998-050) for Lakewood Business Park E of 470 by Ord. #4713.
- July 27, 2017 – The City Council approved the preliminary development plan (Appl. #PL2017-097) for Coleman Equipment located at 4101 NE Lakewood Way, by Ord. #8198.
- December 18, 2017 – City Staff administratively approved the final development plan (Appl. #PL2017-204) for Coleman Equipment located at 4101 NE Lakewood Way.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign height, but authorizes the Planning Commission to consider and approve taller signs. The maximum height of monument signs in the PMIX District (Planned Mixed Use) is 12 feet.

Request. The applicant requests approval for one 20' tall monument sign. The maximum allowable height of monument signs in the PMIX District (Planned Mixed Use) is 12 feet. The applicant proposes installing the internally illuminated monument sign along the SW property line to take advantage of the NE Lakewood Way frontage. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the allowed height. The table below details the proposed sign.

Proposed Sign:

Sign Type	Copy	Zoning District	Proposed Sign Height	UDO Maximum Allowable Height	Proposed Number of Signs
Monument Sign	"K" Kubota	PMIX	20 ft.	12 ft.	1

Existing Conditions. The 6.71 acre site is the location of the 14,000 sq. ft. Coleman Equipment development, currently under construction.

Recommendation. The proposed 20 ft. tall monument exceeds the maximum allowable height of free standing signs in the PMIX district. Staff believes the size and scale of the proposed signs to be appropriate given the mass of the building and the overall size of the site. Staff recommends approval of the monument sign 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.

<p>Planning</p> <ol style="list-style-type: none">1. A sign permit application shall be submitted to and approved by the Development Services Department prior to installation.
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Attachments:

1. Detail and images of proposed sign, dated January 26, 2018 – 1 page
2. Site Plan, dated September 22, 2017
3. Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 10 pages
4. Location map