

# City of Lee's Summit

## Development Services Department

January 19, 2018

TO: Planning Commission  
PREPARED BY: C. Shannon McGuire, Planner  
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services  
RE: **Appl. #PL2017-261 – SIGN APPLICATION – Hush Lash Studio, 602 NE M-291 Hwy.; A to Z Sign & Custom Neon, applicant**

### Commentary

The applicant requests approval for 1 attached wall sign in addition to the 2 previously permitted wall signs. The maximum allowable number of attached wall signs for a multi-tenant building in the CP-2 District (Planned Community Commercial) is 2 per tenant. The applicant proposes installing a third 12.57 sq. ft. internally illuminated wall sign on the eastern façade of the building. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the allowed number. Staff supports the requested additional sign.

### Recommendation

Staff recommends **APPROVAL** of the sign application to allow a third attached wall sign for the tenant located at 602 NE M-291 Hwy.

### Zoning and Land Use Information

**Location:** 602 NE M-291 Hwy

**Zoning:** CP-2 District (Planned Community Commercial)

**Surrounding zoning and use:**

**North:** CP-2 District (Planned Community Commercial) – Retail strip center

**South:** PO District (Planned Office) – Pine Woods office building

PRO District (Planned Residential Office) – Office building

**East:** CP-2 District (Planned Community Commercial) – Andy's Frozen Custard

**West (across NE Magellan Ave):** RP-2 District (Planned Two-Family Residential) – Two-family residential duplexes

**Site Characteristics.** The subject property is developed with a one-story 42,100 sq. ft. multi-tenant building.

**Description and Character of Surrounding Area.** The subject property is located along the M-291 Hwy commercial corridor. Typical of a traditional commercial corridor, the majority of buildings in the area are one/two-story structures with retail, service and office uses. Two-family residential duplexes are located behind the subject property.

### Project Information

**Proposed Use:** A 12.57 sq. ft. wall sign

**Existing Use:** single-story multi-tenant building

**Building Area:** 42,100 sq. ft.

**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

**Analysis of Sign Application**

**Ordinance.** The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign number, but authorizes the Planning Commission to consider and approve additional signs. The maximum allowable number of attached wall signs for a multi-tenant building in the CP-2 District (Planned Community Commercial) is 2 per tenant.

**Request.** The applicant requests approval for 1 attached wall sign in addition to the 2 previously permitted wall signs. The additional sign provides a means of identification for an additional service (business) housed in the same space, Hush Lash Studio. The Unified Development Ordinance allows for signs to be a total of 10% of the building façade. The total square footage of the eastern façade is 1632 sq. ft. Cumulatively, the existing sign (77.35 sq. ft.) and the proposed sign (12.57 sq. ft.) are 89.92 sq. ft., well below the UDO allowed 163.2 sq. ft. The table below details the proposed sign.

**Proposed Sign:**

Sign Type	Copy	Zoning District	Sign Size	UDO Maximum Allowable Number	Proposed Number of Signs
Attached Wall Sign	Hush Lash Studio	CP-2	12.57 sq. ft.	2	3 (1 proposed & 2 previously permitted)

**Existing Conditions.** The building is a single-story multi-tenant commercial structure that is located on NE M-291 Highway just north of the intersection of NE Columbus Street. Centered above the subject tenant space on the east façade is an existing sign, “Celsius Tannery”. A second existing sign, “Celsius Tannery”, is located on the south façade.

**Existing Signs:**

Sign Type	Copy	Zoning District	Sign Size	Sign Location	UDO Sign Size Maximum
Wall sign	Celsius	CP-2	77.35 sq. ft.	South Facade	10% of building

	Tannery				façade = 128 sq. ft.
Wall sign	Celsius Tannery	CP-2	77.35 sq. ft.	East Facade	10% of building façade = 164 sq. ft.

**Recommendation.** The proposed 12.57 sq. ft. wall sign exceeds the maximum allowable number of wall signs for a multi-tenant building in the CP-2 district. Staff believes the number, size and scale of the existing and proposed signs to be appropriate given the mass of the building. Staff recommends approval of the additional wall 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.*

#### Planning

1. A sign permit application shall be submitted to and approved by the Development Services Department prior to installation.

#### Attachments:

1. Detail and images of proposed sign, date stamped December 22, 2017 – 1 page
2. Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 10 pages
3. Location map