

City of Lee's Summit

Development Services Department

July 20, 2018

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Appl. #PL2018-120 – SIGN APPLICATION – New Axiom Brewing Company, 949 NE Columbus St; Signway, LLC, applicant**

Commentary

The applicant requests approval for one (1) projecting sign that is larger than the maximum size allowed by the Unified Development Ordinance (UDO). The maximum allowable projecting sign size in the CP-2 (Planned Community Commercial District) is 6 sq. ft. The applicant proposes an 18 sq. ft. projecting sign. The UDO grants the Planning Commission the authority to consider applications for signs that exceed allowed sign area. Staff supports the requested larger sign.

Recommendation

Staff recommends **APPROVAL** of the sign application.

Project Information

Proposed: 18 sq. ft. projecting sign

Location: 949 NE Columbus St

Zoning: CP-2 (Planned Community Commercial District)

Surrounding zoning and use:

North (across NE Columbus St): CP-2 (Planned Community Commercial District) – Fitness gym

South: CP-2 (Planned Community Commercial District) – Retention pond and grocery store

East: CP-2 (Planned Community Commercial District) – Retention pond and vacant lot

West: CP-2 (Planned Community Commercial District) – Bank

Unified Development Ordinance

Applicable Section(s)	Description
13.150, 13.160, 13.200	Signs

Background

- September 6, 1988 – The City Council approved a final development plan (Appl. #1988-079) for The Lighthouse at the Landing.
- August 15, 2013 – The City Council approved UDO Amendment #47 (#PL2013-078) by Ordinance No. 7349. This amendment was a revision of the entire sign ordinance. Included in the revision was the establishment of a 6 sq. ft. maximum size for projecting signs in the CP-2.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign area, but authorizes the Planning Commission to consider and approve larger signs. The standard for a projecting sign in the CP-2 zoning district is a maximum of 6 square feet.

Request. The applicant proposes an 18 sq. ft. projecting sign to be mounted on the north wall of the building. The table below details the proposed sign.

Proposed Sign:

Sign Type	Copy	Zoning District	Sign Size	UDO Sign Size Maximum
Projecting sign	New Axiom Brewing Company	CP-2	18.0 sq. ft.	6 sq. ft. – projecting sign

Existing Conditions. The building is a multitenant two-story structure that is located on NE Columbus Street east of the intersection of NE Rice Road. The New Axiom Brewing Company is a microbrewery and tasting room that will be occupying the eastern most tenant space of the existing Lighthouse commercial building.

Recommendation. The proposed 18.0 sq. ft. projecting sign is larger than the 6 sq. ft. maximum allowed in the CP-2 under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the building. Staff recommends approval of the projecting 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. Sign permit shall be submitted to and approved by the Development Services Department prior to installation.

Attachments:

1. Detail and images of proposed signs, date stamped July 20, 2018 – 2 pages
2. Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 10 pages
3. Location map