



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-133
File Name	SIGN APPLICATION – Country Club Bank projecting sign
Applicant	Fossil Forge Design
Property Address	32 SE 3rd St.
Planning Commission Date	May 6, 2021
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	4
5. Analysis	4
6. Recommended Conditions of Approval	5

Attachments

Sign Elevations and Specifications – 7 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge Design
Applicant's Representative	Dave Eames
Location of Property	32 SE 3 rd Street
Size of Property	6,492.67 sf. (0.15 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Old Town Master Development Plan
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration to an approval for a sign application.

Current Land Use
The subject property is located at 32 SE 3 rd Street and is currently under renovation for a future Country Club Bank location.

Description of Applicant's Request
<p>This request is for Planning Commission approval of a total of one (1) projecting sign and two (2) wall signs. The applicant has proposed that one (1) wall sign be located on the east building facade and one (1) wall sign be located on the south building facade. The projecting sign will be located on an angle at the southeast corner of the subject building. The proposed projecting sign will exceed the maximum area allowed by right per the UDO – 10.25 sq. ft. vs. 6 sq. ft.</p> <p>The Unified Development Ordinance (UDO) allows a maximum of two (2) attached signs by right in the CBD district. The UDO grants the Planning Commission the authority to approve signs exceeding the maximum size and number permitted.</p>

2. Land Use

Description and Character of Surrounding Area
The site of the subject building is located in the heart of the historic Lee's Summit Downtown business district and was the former home of Bike America. The structures immediately adjacent to the subject property are 1 and 2 story brick buildings constructed in the late 1800s to early 1900s, excluding 100 SE 3 rd Street which was built in 2008.

Adjacent Land Uses and Zoning

North:	CBD (Planned Central Business District) – Fringe Beer Works
South (across SE 3 rd St):	CBD (Planned Central Business District) – The Stanley Event Space
East (across SE	CBD (Planned Central Business District) – retail, salon and office uses

Douglas St):	
West:	CBD (Planned Central Business District) – Salon Metric

Site Characteristics
The late Victorian two-story brick building was constructed in 1898 and is located on the northwest corner of SE 3rd Street and SE Douglas Street.

Special Considerations
None

3. Project Proposal

Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (CBD)	--	2' (24") max.	Max. 10% of tenant space façade area	2 attached per tenant	External indirect, halo, or Exposed Neon (not for the purpose of internal illumination)
Proposed Wall Sign #1	"Country Club Bank" -- south façade	1'-7" (19")	25.33 sq. ft. (4.2% of façade area)	--	External indirect
Proposed Wall Sign #2	"Country Club Bank" -- east façade	1'-9" (21")	36.28 sq. ft. (3.8% of façade area)	--	Non-illuminated

Projecting Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
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UDO Standards (CBD)	--	2' (24") max.	Max. 6 sq. ft.	2 attached per tenant	External indirect, halo, or Exposed Neon (not for the purpose of internal illumination)
Proposed Projecting Sign #1	"Country Club Bank" southeast building corner	4"	10.25 sq. ft.	--	Exposed Neon

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

The applicant proposes to install one (1) projecting sign, and two (2) wall signs. A maximum of two (2) attached (wall and/or projecting) signs are allowed by right per the UDO. The proposed projecting sign will exceed the maximum allowed by right per the UDO by 4.25 sf.

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.
- 1889 – The current building was constructed on the subject site.
- October 19, 1989 – A sign permit (#1989-76) was administratively approved to replace the sign face of an existing projecting sign.
- May 15, 1998 - A sign permit (#1998-062) was administratively approved for a wall sign on the east building façade.

Compatibility

The subject building is located at the corner of SE 3rd Street and SE Douglas Street and occupies a location that is adjacent to street frontage on two (2) sides. The request for additional attached signage is not out of place given the mass, scale and position of the building. A projecting sign at the southeast building corner for the previous Bike America tenant has existed for over 20 years. Any lawful non-

conformity related to size for the old Bike America projecting sign ceased when the business vacated the site. Additionally, the sign would have lost its non-conforming status with the removal and replacement of the old sign structure with the new bank sign.

Recommendation

Staff believes the proposed three (3) attached signs (two [2] wall signs and one [1] projecting sign) are compatible for the area, proportional for the building and provides a reasonable means of identification for the tenant space. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. In addition to the two (2) attached signs permitted by right in the CBD district, one (1) 10.25 sf projecting sign shall be allowed for the building located at 32 SE 3rd Street.

Standard Conditions of Approval

2. 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.