



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-373
File Name	SIGN APPLICATION – Hill ProMotion Physical Therapy
Applicant	Gator Graphics
Property Address	1321 SW Market St
Planning Commission Date Heard by	January 28, 2021 Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent D. 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

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Attachments

Monument Sign Elevation, dated June 19, 2020
Site Plan, dated June 10, 2020
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Gator Graphics
Applicant's Representative	Dean Wille
Location of Property	1321 SW Market St
Size of Property	±0.97 acres (42,108 sq. ft.)
Zoning (Proposed)	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Industrial
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 the site of the existing Hill ProMotion Physical Therapy building.

Description of Applicant's Request
The applicant seeks approval of a monument sign that is taller and has a sign structure (sign face + monument base) larger than that allowed by right under the Unified Development Ordinance (UDO). The monument sign will be located to the east of the building along the site's South M-291 Hwy frontage.

2. Land Use

Description and Character of Surrounding Area
The property sits along the South M-291 Hwy corridor. The businesses along the segment of this corridor between US 50 Hwy and SW Scherer Rd are primarily industrial in nature, with some commercial uses between SW Persels Rd and SW Market St.

Adjacent Land Uses and Zoning

North:	Commercial / CP-2 (Planned Community Commercial District)
South:	Industrial / PI (Planned Industrial)
East:	South M-291 Hwy
West (across SW Market St):	Industrial / PI

Site Characteristics
The site has frontage along SW Market St and South M-291 Hwy to the west and east, respectively. Access to the site comes off SW Market St. The proposed location of the subject monument sign sits approximately 6 feet lower and approximately 80 feet from the South M-291 Hwy travel lanes.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

Monument Sign Standards

	UDO Standard for CP-2 District	Proposed
Height	12'	16'
Sign Face Area	72 sq. ft.	64 sq. ft.
Sign Structure Area	96 sq. ft.	106 sq. ft.

The proposed monument sign is an internally illuminated sign. The sign is composed of an 8'x8' sign cabinet sitting on a 6'x8' wide stone veneer base, totaling 106 sq. ft. of overall structure area. The sign will be located along the east side of the subject property, approximately 80 feet from the South M-291 Hwy travel lanes.

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 are taller and larger than what is allowed by right under Section 9.260, Table 9-1.

5. Analysis

Background and History

The applicant seeks approval of a monument sign that is taller and larger than the monument sign standards allow by right in the CP-2 zoning district.

- January 7, 1997 – The City Council approved a rezoning and preliminary site plan (Appl. #1996-098) for the subject property from M-1 (now PI) to C-1 (now CP-2) by Ordinance No. 4390.
- March 18, 1997 – The City Council approved a final site plan (Appl. #1997-181) for a 4,941 sq. ft. office building.

Compatibility

The subject property is developed with a single-story, multi-tenant office building along the South M-291 Hwy corridor. The building has two wall signs facing South M-291 Hwy, but the proposed monument sign

will serve as the center's prominent means of identification along said corridor. The internally illuminated sign will have a decorative stone veneer base and a metal multi-tenant sign cabinet.

The monument sign will be located east of the building between the parking lot and east property line that runs parallel to South M-291 Hwy. There is an existing 7.5' utility easement along the east property line. There is no public infrastructure located within the adjacent utility easement; the public water main, sanitary sewer main and storm sewer are located along SW Market St, which is to the west of the building. The sign will be located outside of the 7.5' utility easement along the east property line.

Recommendation

Given the location along a highway corridor; the grade difference between the site and adjacent highway lanes; and the distance from the abutting roadways, staff believes the proposed monument sign maintains a compatibility and proportionality that is appropriate for the site. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A 16' tall monument sign with 106 sq. ft. of sign structure area shall be allowed on the subject property. All other sign aspects shall comply with the monument sign standards of the CP-2 zoning district.
2. The sign shall be installed in accordance with the submitted site plan date stamped June 10, 2020.

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.