

City of Lee's Summit

Development Services Department

August 18, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RGM*

RE: **Appl. #PL2017-162 – SIGN APPLICATION – Aldi, 600 SE Oldham Pkwy.; ACME Sign, Inc., applicant**

Commentary

The applicant requests approval for a fourth wall sign. The CP-2 (Planned Community Commercial) district allows for a maximum of 3 attached (wall) signs at 10% of the building façade area for single tenant buildings. However, the UDO grants the Planning Commission the authority to consider applications for signs that exceed the number of allowed signs. Staff supports the requested additional signage.

Recommendation

Staff recommends **APPROVAL** of the sign application to allow four (4) wall signs.

Project Information

Proposed: 4 wall signs

Location: 600 SE Oldham Parkway

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North: CP-2 – Perkin's and a hotel

South (across SE Oldham Pkwy.): PMIX (Planned Mixed Use) – Home Depot

East: CS (Planned Commercial Services) – vacant undeveloped land and skating rink

West (across SE Hamblen Rd.): PI (Planned Industrial) – office/warehouse

Background

- December 29, 1954 – The City's 1st zoning ordinance (Appl. #1954-002), Ord. #421, classified this property as District C (Highway Business and Industrial).
- February 14, 1957 – The City Council approved Zoning Ordinance #507, which classified this area as C-2 (Highway Business and Industrial).
- March 27, 1962 – The City Council approved Zoning Ordinance #715, which classified this area as M-1 (Light Industrial).
- October 20, 1992 – The City Council approved a rezoning (Appl. #1992-036) from M-1 (Light Industrial) to C-1 (General Business) by Ord. #3731.
- December 4, 2002 – The minor plat (Appl. #2002-168) of *Hamblen Business Park, Lots 1 & 2* was recorded at the Jackson County Recorder of Deeds office by Instrument #2002I0112149.
- September 17, 2003 – A certificate of occupancy was issued for a new 15,150 square foot Aldi's building (building permit #B0201506, and final development plan Appl. #2002-167).

- May 22, 2017 – Staff approved a final development plan (Appl. #PL2017-067) for two additions located on the northwest corner and south side of the building (totaling 3,601 sq. ft.). The vacation of the subject portion of the 15' sanitary sewer easement is required for the building addition on the south side.
- August 17, 2017 – An ordinance (#8218) for a vacation of easement (Appl. #PL2017-100) for a 15' x 9' portion of a sanitary sewer easement was recorded at the Jackson County Recorder of Deeds office by Instrument #2017E0076266.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum number of allowable attached signs and sign area and grants the Planning Commission the authority to consider and approve more and larger signs. The standard for the CP-2 District is 3 attached signs at 10% of the building façade area for a single tenant building.

Request. The applicant proposes a total of 4 attached signs as described in the table below:

Elevation	Sign Copy	Sign Area	Façade Area	% of Façade Area
Front (South)	ALDI	72 sq. ft.	2,800 sq. ft.	2.57
Front (South)	FOOD MARKET	39.32 sq. ft.	2,800 sq. ft.	1.40
Side (East)	ALDI	72 sq. ft.	1,840 sq. ft.	3.91
Side (East)	FOOD MARKET	39.32 sq. ft.	1,840 sq. ft.	2.14

Recommendation. The proposed signage exceeds the maximum number allowed in the CP-2 District under the sign ordinance. However, staff believes the overall size and number of the signs to be appropriate given the mass of the building and type of use. As illustrated in the table above, the signs are significantly smaller than the 10% maximum allowable sign size. Staff recommends approval of the request to allow four (4) wall signs.

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. Sign permits shall be submitted to and approved by the Development Services Department prior to installation.

RGM/cs

Attachments:

1. Elevation and Sign Detail, date stamped July 31, 2017 – 2 pages
2. Table titled "Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas" – 5 pages
3. Location map