

City of Lee's Summit

Development Services Department

August 4, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects
RE: **Appl. #PL2017-151 – SIGN APPLICATION – North Park Village monument signs, 1000 NE Copperwood Dr. and 1013 NE Ravenwood Terr.; Summit Custom Homes, applicant**

JP.S
for
P.M.

Commentary

The applicant requests approval for two (2) monument signs that are taller than the maximum height allowed by the Unified Development Ordinance (UDO). The maximum height allowed for a monument sign in the R-1 (Single-Family Residential) district is 6 feet. The applicant proposes 2 entry monuments; both maintain an overall structure height of 7 feet 2.5 inches. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the increased height.

Recommendation

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

Project Information

Proposed: 2 entry monuments with overall heights of 7 feet 2.5 inches

Location: within landscape easements on the rear of Lots 31 (corner of NE Todd George Pkwy. & NE Griffin Dr.) and 51 (corner of NE Riley Dr. & NE Todd George Rd.)

Zoning: R-1 (Single-Family Residential)

Surrounding zoning and use:

North: R-1 (Single-Family Residential) and AG (Agricultural) – Single-family residences and undeveloped acreage

South: R-1 – Future phases of North Park Village

East: R-1 and AG – Single-family residences and undeveloped acreage

West (across NE Todd George Pkwy.): R-1 – Single-family residences

Background

- May 10, 2007 – The City Council approved a rezoning (Appl. #2004-206) from AG to R-1 for the proposed *Brookfield* subdivision by Ord. #6403.
- July 10, 2007 – The Planning Commission approved a preliminary plat (Appl. #2004-205) for *Brookfield, Lots 1-92 & Tracts A-E*.
- July 10, 2008 – The City Council approved a final plat (Appl. #2008-055) for *Woodview Estates, 2nd Plat, Lots 30-55 and Tracts A, B, C, & E* by Ord. #6648. The developer changed the name of the subdivision from its original name of *Brookfield*.
- June 19, 2009 – The Director of Planning and Special Projects (then Planning & Development) exercised the authority granted to the Director by the UDO to administratively approve a 1 year extension for the recording of *Woodview Estates, 2nd Plat, Lots 30-55 and Tracts A, B, C, & E*.

- July 8, 2010 – The City Council exercised the authority granted to said body by the UDO to approve an additional 1 year extension for the recording of *Woodview Estates, 2nd Plat, Lots 30-55 and Tracts A, B, C, & E*. The final plat was never recorded, thus the approved final plat became null and void.
- July 14, 2015 – The Planning Commission approved a preliminary plat (Appl. #PL2015-015) for *North Park Village, Lots 1-93 & Tracts A-E*.
- May 4, 2017 – The City Council approved a final plat (Appl. #PL2015-199) for *North Park Village, 1st Plat, Lots 1-52 & Tracts A-E* by Ord. #8144. The ordinance was recorded at the Jackson County Recorder of Deeds as Instrument #2017E0053224 and the plat was recorded as Instrument #2017E0053225 on June 14, 2017.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign height and grants the Planning Commission the authority to consider and approve taller signs. The standard for a monument sign in the R-1 zoning district is a maximum sign height of 6 feet.

Request. The applicant proposes two 7 foot 2.5 inch-tall subdivision entry monument signs. The signs will be located in landscape easements in the rear of Lot 31 (corner of NE Todd George Pkwy. & NE Griffin Dr.)—1000 NE Copperwood Dr.; and Lot 51 (corner of NE Riley Dr. & NE Todd George Rd.)—1013 NE Ravenwood Terr.

Recommendation. The two proposed 7 foot 2.5 inch-tall subdivision entry monument signs are taller than allowed in the R-1 district under the current sign ordinance. However, both signs are significantly smaller in structure area than the 72 sq. ft. maximum allowed in the R-1 zoning district. The sign proposed on Lot 31 is approximately 54 sq. ft.; the sign on Lot 51 is approximately 21 sq. ft. Staff supports the proposed subdivision entry monuments given their location, size and scale, which maintain a proportionality that is appropriate for a single-family residential subdivision. Staff therefore recommends approval of the two monument signs 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.
2. The sign shall not be located within any utility easement.

RGM/cs

Attachments:

1. Detail and images of proposed signage, date stamped June 21, 2017 – 5 pages
2. *North Park Village, 1st Plat, Lots 1-52 and Tracts A-E* – 1 page
3. Table titled “Sign Applications & Modifications, 2001-Present, Monument Signs – All Districts” – 3 pages
4. Location map