

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 *REM*

RE: **Appl. #PL2017-165 – SIGN APPLICATION – Pine Tree Plaza monument signs, 300 SW Blue Pkwy.; Acme Sign, Inc., applicant**

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 applicant further requests approval for one of the monument signs to be larger than the maximum allowed by the UDO. The maximum height allowed for a monument sign in the PMIX (Planned Mixed Use) district is 12 feet, and the maximum allowed size is 72 square feet for sign face area and 96 square feet for structure area. However, the UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the requested increased heights and size.

Recommendation

Staff recommends **APPROVAL** of the sign application to allow a 20-foot tall, 158 sq. ft. monument sign along SW Blue Pkwy. and a 13-foot tall monument sign along SW Jefferson St.

Project Information

Proposed: 2 entry monuments

Location: middle entry into Pine Tree Plaza along SW Blue Pkwy. and entry along SW Jefferson St.

Zoning: PMIX (Planned Mixed Use)

Surrounding zoning and use:

North: CP-2 (Planned Community Commercial), RP-3 (Planned Residential Mixed Use) and R-1 (Single-Family Residential) – Marian's Kids, Pine Tree Village townhouses, and single-family residences

South: SW Blue Pkwy., US 50 Hwy., and SW Oldham Pkwy.

East (across SW Jefferson St.): CP-2 and AG (Agricultural) – Harris Park and Community Center

West: R-1 – Single-family residences

Background

- January 12, 1954 – The City Council approved the first zoning ordinance for the City of Lee's Summit by Ord. #421. This zoning ordinance established a portion of the property fronting on U.S. 50 Hwy. and SW Jefferson St. as District C (Highway Business and Industrial). The back half of what is now Pine Tree Plaza was zoned District A (Residential Dwelling and Multiple Dwelling House) at that time.
- January 5, 1971 – The City Council approved a rezoning (Appl. #1970-018) from District R-2 (Duplex, now RP-2 or Planned Two Family Residential) to District C-1 (General Business, now CP-2 or Planned Community Commercial) by Ord. #1244. This rezoning

was for the Osborn property, which currently comprises the back half of what is now Pine Tree Plaza.

- June 2, 1987 – The City Council approved the final site plan (Appl. #1987-095) for Pine Tree Plaza (approximately 123,835 sq. ft. of retail area with Price Chopper as the main tenant). The zoning ordinance in effect at that time did not have a height requirement for parking lot lighting; the only requirement was that “Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from any adjoining residential use.”
- March 17, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #272) to Section XXV, A.2.a(2), under the 715 Zoning Ordinance, to allow for 683 spaces instead of the 759 that were required by Ordinance (this included buildings on both pad sites).
- April 21, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #290) to Section 350.C.5.a, under the 715 Zoning Ordinance, to allow for a total of four wall signs at 302 SW Blue Parkway.
- May 19, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #292) to Section 330.F.2—Screening, under the 715 Zoning Ordinance, to allow for the waiver of the required 6-foot wooden fence between the residential property provided that the berm and landscaping would be maintained and provided that a 4-foot fence would be installed on top of the berm that abuts the four-plexes and the single-family residential located to the west of the development. No fencing was required adjacent to the single-family residence located to the east of the development.
- May 19, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #293) to Section 350.C.5.e—Shopping Center Signs, under the 715 Zoning Ordinance, to allow for a second monument sign at the Pine Tree Shopping Center’s Jefferson Street entrance.
- March 21, 1995 – The City Council approved the final site plan (Appl. #1995-092) for the construction of a 5,239 sq. ft. addition to an existing building at Pine Tree Plaza and a 6,000 sq. ft. pad site building located to the west of the existing Baskin Robbins/Rent-A-Center building. The original 125,139 sq. ft. building for Pine Tree Plaza was constructed in 1988. These additions (11,239 sq. ft.) increased the total building area to 136,378 sq. ft.
- November 3, 2016 – The City Council approved a City-initiated rezoning (Appl. #PL2016-158) from CP-2, PI, and PMIX to PMIX and conceptual development plan for approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy., Adesa Property, Jefferson Street (west of M-291 Hwy.), 16th Street (east of M-29 Hwy.), Union Pacific Railroad right-of-way and south M-291 Hwy. by Ord. #8013.
- July 27, 2017 – The City Council approved a preliminary development plan (Appl. #PL2017-093) for the Pine Tree Plaza Renovations by Ord. #8195.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign height and sign and structure area. However, the UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. The maximum height allowed for a monument sign in the PMIX (Planned Mixed Use) district is 12 feet, and the maximum allowed size is 72 square feet for sign face area and 96 square feet for structure area.

Request. The applicant proposes two entry monument signs. The first entry monument sign proposed along SW Blue Pkwy. has an overall height of 20' and an overall structure area of 157.5 square feet.

The second entry monument sign proposed along SW Jefferson St. has an overall height of 13' and an overall structure area of approximately 94 square feet.

Recommendation. The two proposed shopping center entry monument signs are compatible with the mass and scale of the 12-acre shopping center. The signs maintain a proportionality that is appropriate for the development they are to serve. 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. The specific location of the sign will be reviewed with the permit application. A site plan showing the monument sign location and all existing utilities and easements will be required.
2. The sign shall not be located within any utility easement and shall not be closer than 10 feet horizontally to any existing water main.

RGM/cs

Attachments:

1. Site Plan and Sign Details, date stamped August 2, 2017 – 3 pages
2. Table titled "Sign Applications & Modifications, 2001-Present, Monument Signs – All Districts" – 4 pages
3. Location map