

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. #PL2017-134 – SIGN APPLICATION – Lee's Summit Medical Center, 600 NW Murray Rd.; LTD Signs & Graphics, LLC, applicant**

IRS
Per
R.M.

Commentary

The applicant requests approval for one (1) monument sign that is larger and taller than the maximum size and height allowed by the Unified Development Ordinance (UDO). The maximum sign face size allowed for a monument sign in the CP-2 (Planned Community Commercial) district is 72 square feet and the maximum structure area is 96 square feet. The maximum height allowed for a monument sign in the CP-2 district is 12 feet. The applicant proposes a 20 foot tall by 10 foot wide monument sign with a sign face area of approximately 120 square feet. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the requested larger sign.

Recommendation

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

Project Information

Proposed: A 20 foot tall by 10 foot wide (200 sq. ft. structure; 120 sq. ft. sign face) monument sign

Location: 600 NW Murray Road

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North (across NW Murray Rd.): CP-2 (Planned Community Commercial) – Retail

South: PMIX (Planned Mixed Use) – John Knox Village

East: NW Murray Rd., US 50 Hwy., and MoDOT park and ride lot

West: PMIX – John Knox Village

Background

- September 16, 1959 – The subject property was annexed into the City of Lee's Summit.
- September 3, 1963 – The City Council approved a rezoning (Appl. #1963-007) from A (Agricultural) to C-P (Planned Business) for property including this location by Ord. #775.
- September 14, 1965 – The City Council approved a rezoning (Appl. #1965-011) from C-P (Planned Business) to C-1 (General Business) for property including this location by Ord. #890.
- April 15, 1976 – A final site plan, consisting of building footprints and landscaping, was approved by staff for the Gerimedical Center and John Knox Village Pavilion.

- September 14, 1982 – The City Council approved an amended site plan for John Knox Village by Ord. #2360. The amended site plan depicted a medical office building, a future addition, existing parking, and future parking.
- September 21, 1982 – The City Council approved the final plat (Appl. #1982-067) *John Knox Village, Resurvey of Part of Tract 1 – 6th Plat* by Ord. #2361. This plat was recorded by Instrument #19821498128 at the Jackson County Recorder's Office on September 29, 1982.
- July 5, 1983 – The City Council approved a final site plan (Appl. #1983-057) for the Lee's Summit Community Hospital by Ord. #2436.
- December 17, 1998 – The Board of Zoning Adjustments approved a variance (#579) to allow two incidental directional signs, each having 21 square feet in area. These two signs were located to the rear of the property. The sign being considered with this application was shown on the site layout exhibit as sign "B", and existing pylon sign with an area of 84 square feet. Staff has been unable to locate a sign permit for this sign, but can find records indicating it has existed since approximately 1993/1994.
- February 1999 – The City Zoning Map still showed the property as zoned C-1 (General Business).
- November 1, 2001 – The City adopted the UDO (Unified Development Ordinance), which re-classified the property as CP-2 (Planned Community Commercial).
- January 17, 2008 – The City Council approved the final plat (Appl. #2007-260) for *LSMC Summit Ridge Campus, Lots 1 & 2* by Ord. #6568. This plat was recorded by Instrument #2008E0032734 at the Jackson County Recorder's Office on March 26, 2008.
- March 20, 2008—The City Council approved a vacation of utility easement (Appl. #2008-002) for certain utility easements contained within *John Knox Retirement Village, Resurvey of Part of Tract 1 – 6th Plat* by Ord. #6603. This ordinance was recorded by Instrument #2008E0043649 at the Jackson County Recorder's Office on April 23, 2008.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign area and sign height and grants the Planning Commission the authority to consider and approve larger and taller signs. The maximum sign face size allowed for a monument sign in the CP-2 (Planned Community Commercial) district is 72 square feet and the maximum structure area is 96 square feet. The maximum height allowed for a monument sign in the CP-2 district is 12 feet.

Request. The applicant proposes a 20 foot tall by 10 foot wide monument sign with a sign face area of approximately 120 square feet.

Existing Conditions. The Lee's Summit Medical Center Complex has existed for several years. It was Lee's Summit Hospital prior to the current occupants, which was the only community hospital when it was constructed. The existing sign structures on site have existed since approximately 1993/1994 when the site underwent an expansion.

Recommendation. The proposed 20 foot tall by 10 foot wide monument is taller and has a larger sign area than allowed in the CP-2 district under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the approximately 9 acre campus plus topographical issues that would otherwise impact the visibility of a sign designed to comply with the UDO's height and size standards. Staff recommends approval of the monument sign 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 easement.

RGM/cs

Attachments:

1. Detail and images of proposed sign, date stamped June 20, 2017 – 2 pages
2. Site Plan, date stamped June 20, 2017 – 1 page
3. Table titled "Sign Applications & Modifications, 2001-Present, Monument Signs in Commercial Areas" – 2 pages
4. Location map