



**LEE'S SUMMIT**  
**MISSOURI**  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2024-193
<b>File Name</b>	SIGN APPLICATION – Express Oil Change
<b>Applicant</b>	Midwest Sign Company
<b>Property Address</b>	200 SW Greenwich Drive
<b>Planning Commission Date</b>	February 27, 2024
<b>Heard by</b>	Planning Commission
<b>Analyst</b>	Ian Trefren, Planner

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### 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

Staff Letter  
Wall Signs Elevation, dated April 4, 2024, uploaded January 16, 2025 – 1 page  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Midwest Sign Company - Sign Contractor
Applicant's Representative	Ross Jensen / Emma Ludwig
Property Owner / Project Developer	Express Oil Change, LLC
Location of Property	200 SW Greenwich Drive
Size of Property	52,946.58 sq. ft. (1.22 acres)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission takes final action on the sign application.  <b>Duration of Validity:</b> There is no expiration to an approval for a sign application.

### Current Land Use

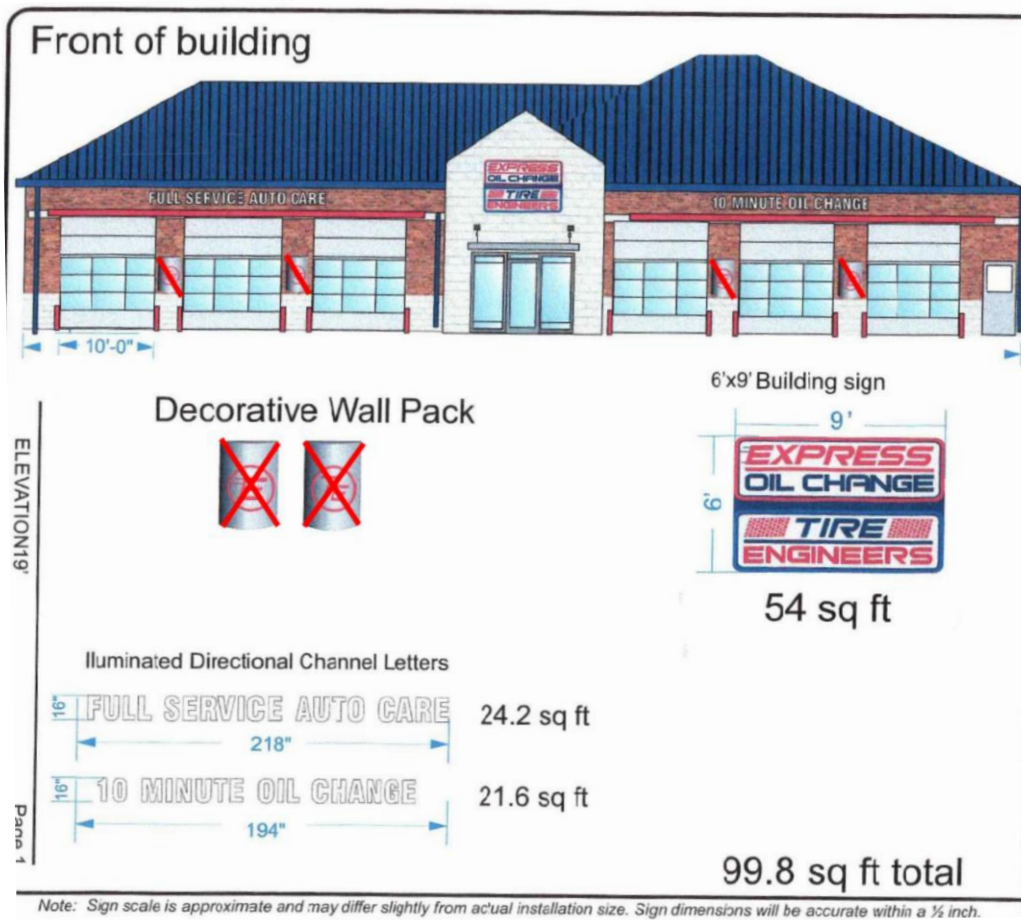
The subject property is the site of a single-tenant automobile oil change facility in the Raintree North Shopping Center commercial subdivision.

### Description of Applicant's Request

Applicant is requesting Planning Commission approval of three (3) attached wall signs on the rear (north-eastern) façade. Staff previously administratively approved three (3) attached wall signs to the front (south-western) façade. By approving this application, the subject property will have six (6) attached wall signs, more than the UDO's limit of three (3).



Figure 1 – Proposed Wall Signage



**Figure 2 – Administratively Approved Wall Signage (Existing)**

## 2. Land Use

### Description and Character of Surrounding Area

The surrounding area of the subject property is entirely commercial, with a mix of retail, restaurants, and financial services. Undeveloped pad sites exist to the east and south of the subject property, across SW Raintree Drive and SW Greenwich Drive, respectively.

**Adjacent Land Uses and Zoning**

<b>North:</b>	Restaurants and Medical Offices / CP-2
<b>South (across SW Raintree Drive):</b>	Undeveloped and Car Wash / CP-2
<b>East (across SW Raintree Drive):</b>	Restaurants and General Retail / CP-2
<b>West (across SW Greenwich Drive):</b>	Grocery Store / CP-2

**Site Characteristics**

The subject property is the site of an under-construction automotive oil change facility in the Raintree North Shopping Center commercial subdivision.

**Special Considerations**


There are no special or unique site conditions to consider.

### 3. Project Proposal

#### Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CP-2)</b>	--	6' (72") max.	Max. 10% of tenant space façade area	<b>3 attached wall signs for a single-tenant building</b>	External indirect, halo, or internal lighting
<b>Proposed Sign #1</b> 	Northeast façade (rear)	16"	25.22 sq. ft. (1.7% of façade area)	1 attached wall sign	Internal lighting
<b>Proposed Sign #2</b> 	Northeast façade (rear)	16"	23.11 sq. ft. (1.5% of façade area)	1 attached wall sign	Internal lighting
<b>Proposed Sign #3</b> 	Northeast façade (rear)	9"	48 sq. ft. (3.2% of façade area)	1 attached wall sign	Internal lighting
<b>Existing Sign #1</b> 	Southwest façade (front)	16"	24.2 sq. ft. (3.6% of façade area)	1 attached wall sign	Internal lighting
<b>Existing Sign #2</b> 	Southwest façade (front)	16"	21.6 sq. ft. (2.1% of façade area)	1 attached wall sign	Internal lighting



<b>Existing Sign #3</b> 	Southwest façade (front)	9"	54 sq. ft. (7.5% of façade area)	1 attached wall sign	Internal lighting
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Despite exceeding the UDO maximum count of attached wall signs for single-tenant buildings in the CP-2 district, the proposed signage falls well beneath the maximum sign area for each respective façade (5.9-6.4% compared to 10% maximum). This, combined with the highly commercial nature of the surrounding properties, reduces the visual impact that the proposed modification would have on the surrounding properties to a minimal level, unlikely to cause undue harm on neighboring property owners.

## 4. Unified Development Ordinance (UDO)

### Unified Development Ordinance

Section	Description
9.150, 9.160, 9.260	Signs – Planning Commission Approval/Consideration & Sign Dimensions

The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under UDO Section 9.260, Table 9-1.

## 5. Analysis

### Background and History

The subject property is the site of an under-construction single-tenant oil change facility on Lot 2 of the Raintree North Shopping Center commercial subdivision. The applicant proposed to place three attached wall signs on the north-eastern (rear) façade of the building, which will result in the overall signage exceeding the maximum sign count limitation imposed by the UDO.

- October 19, 2000 – City Council approves a rezoning (#2000-018) and preliminary site plan (#2000-019) for the Raintree North Shopping Center by Ord. #5049.
- May 21, 2024 – Staff administratively approves a Final Development (PL2024-234) Plan for Express Oil Change.
- October 15, 2024– Staff administratively Approved a sign permit (#PRSGN2024-3030) for a monument sign and three attached wall signs on the southwestern façade for the Express Oil Change facility, pursuant to and compliant with the UDO.

### Compatibility

The existing sign ordinance restricts attached wall signs to a maximum count of three (3) signs for a single-tenant commercial building in the CP-2 district. This Sign Application seeks an exception to this limit to install three (3) additional wall signs on the northeastern (rear) façade of the building, bringing the total number of attached wall signs on the subject property to six (6).

While the total count of signs exceeds the maximum count limit imposed by the UDO, the signs are sized such that no façade exceeds the 10% sign area coverage ratio as required by the UDO. Furthermore, since the signs are on opposing facades, no more than three signs are visible at any given point of view. These factors, combined with the highly commercial nature of the surrounding properties, limit the visual impact and negative effect that the proposed signage would have on the surrounding area.

### **Recommendation**

Staff believes that the proposed wall signage is compatible with the surrounding properties and is proportional for the building. With the limiting factors of the location of the proposed signage, the proportionality of the sign sizing, and the highly commercial nature of the surrounding properties – the negative effect of the proposed signage is limited to such an extent that staff believes the requested modification is reasonable. As such, with the condition of approval listed below, the application will meet the standards of the Ignite! Comprehensive Plan, and staff will be supportive of the application.

## **6. Recommended Conditions of Approval**

### **Site Specific**

1. A total of six (6) wall signs shall be allowed for the building at 200 SW Greenwich Drive. The wall signs shall comply with the size requirements of the UDO.

### **Standard Conditions of Approval**

2. 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.