

City of Lee's Summit

Development Services Department

October 6, 2017

TO: Planning Commission

CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services

PREPARED BY: Christina Stanton, AICP, Senior Planner

RE: **Appl. #PL2017-171 – SIGN APPLICATION – Summit View Farms, 2900 and 2901 SW Arthur Dr.; Lorax Design Group, applicant**

Commentary

The applicant requests approval for a 7-foot tall approximately 370 square foot landscape wall sign that is curvilinear, contains an architectural feature that is approximately 15 feet tall, and comprises a subdivision entry monument with a sign area of 56 square feet. The landscape wall sign is located at the southeast corner of SW Hook Road and SW Arthur Drive, within Tract A and Lot 1; also proposed is a 17-foot tall entry marker with no signage at the southwest corner of this same intersection. An additional easement shall be recorded to cover those portions of the proposed landscape wall sign that extend out beyond Tract A into Lot 1.

The maximum height allowed for a monument sign in the R-1 (Single-Family Residential) district is 6 feet. The maximum sign area and structure area allowed in the R-1 district is 32 square feet and 72 square feet, respectively. 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, sign and structure areas.

Recommendation

Staff recommends **APPROVAL** of the sign application, subject to the following:

1. A 17-foot tall entry pylon with no signage shall be allowed at the southwest corner of SW Hook Road and SW Arthur Drive; and
2. A 7-foot tall approximately 370 square foot landscape wall sign shall be allowed at the southeast corner of SW Hook and SW Arthur Drive; and
3. A recorded copy of the monument easement shall be provided to the City prior to the approval of a sign permit for the landscape wall sign on Tract A and Lot 1.
4. A sign permit shall be applied for and approved by City staff with the following items: A) a revised plan showing any changes that have been made as a result of staff comments. It shall show all easements and any public infrastructure that falls within those easements to ensure that the structures (signs and walls) are not located within any utility easements; B) dedicated easements for landscaping improvements associated with the signs that do not fall within the tracts; C) a signed and notarized release and waiver for the boulders and landscaping that falls within the general utility easement; D) concurrence from Kansas City for landscaping improvements that fall within their water line easement (boulders or landscaping included); E) and revised CC&Rs that alert the future HOA that the responsibility of maintenance lies on them and the City is not held responsible should the City need to remove the landscaping improvements.

Project Information

Proposed: a landscape wall sign with an overall height of approximately 15 feet and an entry pylon with an overall height of 17 feet

Location: within Tracts A, B and Lot 1 (2900 and 2901 SW Arthur Dr.)

Zoning: R-1 (Single-Family Residential)

Surrounding zoning and use:

North (across SW Hook Rd.): R-1 (Single-Family Residential) – Single-family residences in the Monarch View subdivision

South: R-1 – Future phases of Summit View Farms

East: AG (Agricultural) – Large lot single-family residence

West: Kansas City, MO zoned R-80 (Residential 80) – Agricultural

Background

- June 8, 2004 – The original preliminary plat (Appl. #2003-291) for *Summit View Farms, Lots 1-121* was approved by the Planning Commission.
- December 2, 2004 – The City Council approved the rezoning (Appl. #2003-290) from AG (Agricultural) to R-1 (Single-Family Residential) for the *Summit View Farms* development by Ord. #5847.
- December 2, 2004 – The Development Agreement between Bill Kenney and Associates and the City of Lee's Summit for the *Summit View Farms* development was approved by the City Council by Ord. #5846.
- April 6, 2006 – The City Council approved the final plat *Summit View Farms, 1st Plat* (Appl. #2005-310) by Ord. #6159.
- April 6, 2007 – The final plat *Summit View Farms, 1st Plat* was recorded at the Jackson County Recorder of Deeds by Instrument #2007E0046354. No public infrastructure was constructed and therefore no building permits were issued.
- January 27, 2015 – The Planning Commission approved the preliminary plat (Appl. #2014-162) for *Summit View Farms, Lots 1-122 and Tracts A & B*.
- March 16, 2017 – The City Council approved a final plat (Appl. #PL2015-013) for *Summit View Farms, Amended 1st Plat, Lots 1-50 & Tracts A-E* by Ord. #8115. The ordinance was recorded at the Jackson County Recorder of Deeds as Instrument #2017E0048626 and the plat was recorded as Instrument #2017E0048627 on May 31, 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 maximum sign area. Section 13.160 of the UDO grants the Planning Commission the authority to consider and approve taller and larger signs. The standard for a monument sign in the R-1 zoning district is a maximum sign height of 6 feet, a maximum sign face area of 32 square feet and a maximum structure area of 72 square feet.

Request. The applicant proposes an approximately 17-foot tall architectural feature that is being identified as "entry monument pylon", but does not contain any signage, located at the southwest corner of the subdivision entrance on Tract B. Additionally proposed is a 7-foot tall approximately 370 square foot landscape wall sign that is very curvilinear, contains a similar architectural pylon feature that is approximately 15 feet tall, and comprises a subdivision entry monument with a sign area of 56 square feet. This larger structure within Tract A and Lot 1 is at the southeast corner of the subdivision entrance. An additional easement shall be recorded to cover those portions of the proposed landscape wall sign that extend out beyond Tract A into Lot 1.

Recommendation. The pylon structure does not require a sign permit since no signage is proposed on this structure, but will require a building permit and must be designed by a structural engineer who is licensed in Missouri. The landscape wall sign does require a sign permit, a building permit and needs to be designed by a structural engineer who is licensed in Missouri. Staff does not have any concerns with the proposed structures and signage as there are no utilities conflicting with the proposed structures. A legal description and exhibit have been prepared for the easement for those portions of the structure that will extend beyond Tract A into Lot 1. This document will be recorded at the Jackson County Recorder's office prior to construction. Staff supports the proposed subdivision entry monuments/structures 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 monument sign and related architectural structures 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.

JJ/cs

Attachments:

1. Detail and images of proposed signage, date stamped August 18, 2017 – 2 pages
2. *Summit View Farms, Amended 1st Plat, Lots 1-50 and Tracts A-E* – 1 page
3. Blow-up of Entry with Tracts A & B Highlighted – 1 page
4. Legal Description for Monument Sign Easement and Exhibit, date stamped September 18, 2017 – 2 pages
5. Table titled "Sign Applications & Modifications, 2001-Present, Monument Signs – All Districts" – 4 pages
6. Location map