

City of Lee's Summit

Department of Planning & Codes Administration

July 22, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director *RM*
RE: **Appl. #PL2016-137 – SIGN APPLICATION – Icehouse Auction, 203 SE Green Street; Icehouse Auction, applicant**

Commentary

The applicant requests approval for one (1) exposed neon illuminated projecting sign that is larger than the maximum size allowed by the Unified Development Ordinance (UDO). The lighting on the sign will be static, so there will be no flashing that could cause visual distraction for passing motorists. The maximum allowable projecting sign size in the CP-2 (Planned Community Commercial District) district is 6 sq. ft. The applicant proposes an 11.8 sq. ft. projecting sign. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed sign area. Staff supports the requested larger sign.

Recommendation

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

Project Information

Proposed: an 11.8 sq. ft. projecting sign
Location: 203 SE Green Street
Zoning: CP-2 (Planned Community Commercial District)
Surrounding zoning and use:
North (across SE 2nd Street): CP-2 – automotive repair/sales
South: CP-2 – retail
East: CP-2 – automotive repair/sales
West (across SE Green Street): CBD – City Hall and parking garage

Background

- August 15, 2013 – The City Council approved UDO Amendment #47 (#PL2013-078) by Ordinance No. 7349. This amendment was a revision of the entire sign ordinance. Included in the revision was the establishment of a 6 sq. ft. maximum size for projecting signs in the CP-2 zoning district.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets standards for the maximum allowable sign area, but authorizes the Planning Commission to consider and approve larger signs. The standard for a projecting sign in the CP-2 zoning district is a maximum of 6 sq. ft.

Request. The applicant proposes an 11.8 sq. ft. projecting sign. The sign will be mounted over the primary entrance located on the west façade of the building. No other exterior signs will be mounted on the building. The table below details the proposed sign.

Proposed Signs:

Sign Type	Copy	Zoning District	Sign Size	UDO Sign Size Maximum
projecting sign (west building façade)	Icehouse Auction	CP-2	11.8 sq. ft.	6 sq. ft. – projecting sign

Existing Conditions. The building is a single-story structure located immediately south of Herrington's Garage. The building is approximately 48 ft. wide and has a maximum height of approximately 20 ft. measured to the peak of the west gable end facing SE Green Street. The west façade has an area of approximately 768 sq. ft. There are no existing exterior signs on the structure.

Recommendation. The proposed 11.8 sq. ft. projecting sign is larger than the 6 sq. ft. maximum allowed in the CP-2 by the UDO. Staff believes the size and scale of the sign to be appropriate given the mass of the west building façade. Additionally, the sign compares favorably in size to two projecting signs recently approved by the Planning Commission for Llywelyn's Pub, also located in the downtown area. The projecting signs approved for Llywelyn's Pub are 8.3 sq. ft. and 12.6 sq. ft. Staff recommends approval of the projecting sign as presented.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring this plan into compliance with the Codes and Ordinances of the City.

Planning and Codes Administration

1. Sign permits shall be submitted to and approved by the Planning and Codes Administration Department for each sign prior to installation.

RGM/res

Attachments:

1. Detail and image of the proposed projecting sign, date stamped July 6, 2016
2. Table titled "Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas" – 9 pages
3. Location map