



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-307
File Name	SIGN APPLICATION – Envision Eyecare
Applicant	Fossil Forge
Property Address	700 NE Langsford Rd
Planning Commission Date	September 22, 2022
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner

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

Wall Sign Elevations, upload date August 23, 2022 – 2 pages
Table of Sign Applications & Modifications 2001-Present – 12 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge/ Applicant
Applicant's Representative	Dave Eames & Ben Wine
Location of Property	700 NE Langsford Rd
Size of Property	22,857.71 sq. ft. (+/- 0.52 acres)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Activity Center, Downtown
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration to an approval for a sign application.

Current Land Use
The subject property is located at the intersection of NE Langsford Rd and NE Independence Ave. The existing structure was constructed in 1999 and is currently undergoing a renovation. At the conclusion of the renovation construction, the single tenant building will be the new home of Envision Eyecare.

Description of Applicant's Request
The request is for Planning Commission approval of a single, oversized over-canopy sign. The applicant has proposed installing a 40 sq. ft. sign located above the canopy at the main entrance of the building. A 6 sq. ft. over-canopy sign is allowed by right in a single-tenant building in the CP-2 zoning district. The UDO grants the Planning Commission the authority to approve larger signs than that permitted by right.

2. Land Use

Description and Character of Surrounding Area
The subject property is bordered on the north and east sides by the RP-4-zoned Summit East Plaza Apartments. West of the site across NE Independence Ave is a mix of two-family homes and a vacant City-owned lot. Both are zoned RP-2. The Lee's Summit Historical Cemetery and Gamber Community Center are located south of the site across NE Langsford Rd. The Lee's Summit Historical Cemetery is zoned AG. The Gamber Community Center is zoned RP-2.

Adjacent Land Uses and Zoning

North:	Summit East Plaza Apartments / RP-4
South (across NE Langsford Rd.):	Lee's Summit Historical Cemetery / AG; and Gamber Community Center / RP-2
East:	Summit East Plaza Apartments / RP-4
West (across NE Independence Ave):	Two-family homes and a vacant City-owned lot / RP-2

Site Characteristics

The subject property is developed as a single-tenant retail center. The site is accessed from a single driveway along NE Langsford Rd. The site has frontage along both NE Langsford Rd. and NE Independence Ave. The structure faces NE Langsford Rd.

Special Considerations

None.

2. Project Proposal

The proposed sign will be installed on the south elevation above the canopy that covers the main entrance to the business. It will be constructed of white acrylic-faced channel letters with the business logo. Interior illumination will be provided by the use of LEDs. The proposed sign dimensions are 20' long x 2' tall.

Proposed Over-Canopy Sign



Figure 1 - Top image -- south elevation; bottom image – Blow up of the proposed sign on the south elevation

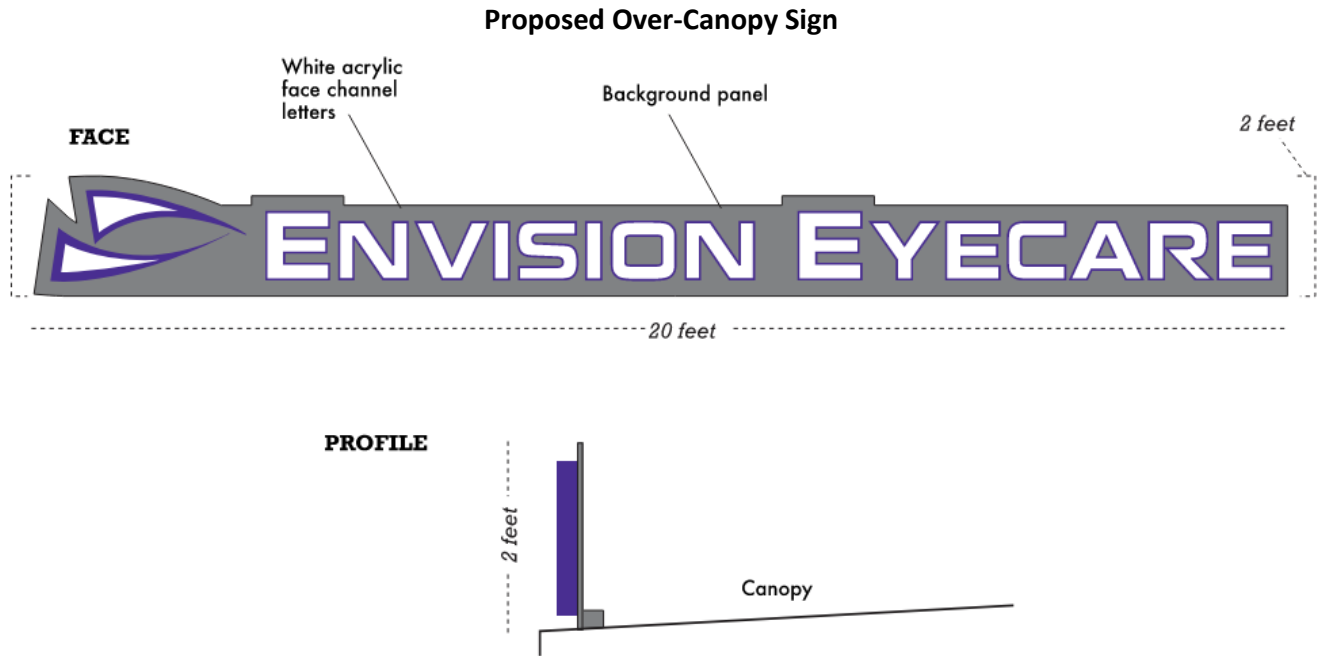


Figure 2 - Proposed sign specification

4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.150,9.160,9.260	Signs

Unified Development Ordinance

A 6 sq. ft. over-canopy sign is allowed by right in the CP-2 zoning district for a single-tenant building. 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

- August 5, 1997 – The City Council approved a final site plan (#1997-173) for Manus Barber Shop.
- February 28, 2022 – A tenant finish building permit (PRCOM2021-6048) was issued for an eye care clinic.

Compatibility

The existing building was constructed in 1999 and has been continually used for commercial businesses. Previously, the subject building was occupied by a law office, a salon and chiropractor’s office. The request for a sign is not out of place for the commercially zoned property. In the CP-2 zoning district, the maximum allowable size by right for a wall sign in 10% of the façade. For the subject structure, the south façade is

approximately 985 sq. ft. By right, the applicant could install a 98.5 sq. ft. wall sign. The total area of the proposed over-canopy sign is 40 sq. ft., well below the total size of allowable wall sign. The proposed sign is compatible with the scale and mass of the building.



Recommendation

Typically, the use of an over-canopy sign is limited to an incidental role such as identifying an entrance or directing traffic. That is not the case with this application. The proposed over-canopy sign is the only sign proposed for the newly renovated commercial tenant space. As no other signs are proposed, the over-canopy sign will serve as the sole means of identification for the business located at the subject site.

During the renovations, the building was transformed from a multi-tenant building into a single tenant space and the south façade was redesigned. New architectural features on the south facade include larger windows, planter boxes, canopies, brick wainscoting and board & batten siding. These architectural elements limit the applicant’s ability to place a wall sign on the building’s façade.

Staff believes the request for the larger signage provides a practical means of identification for the tenant and is consistent with the maximum allowable size of other sign types. The proposed sign fits the scale and massing of the building façade without being overpowering. For the above stated rationale, staff believes the proposed sign is reasonable and supports the applicant’s request. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A 40 sq. ft. over-canopy sign shall be allowed for Envision Eyecare located at 700 NE Langsford Rd. Signage shall comply with all other UDO sign standards of the CP-2 zoning district.

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.