



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-370
File Name	SIGN APPLICATION – Edward Jones
Applicant	Fastsigns
Property Address	500 SW Market St
Planning Commission Date Heard by	November 14, 2019 Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked by	Kent D. Monter, PE, Development Engineer Manager

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 and Specifications, date stamped October 28, 2019
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fastsigns / Sign Contractor
Applicant's Representative	Stan Hoffman
Location of Property	500 SW Market St
Size of Property	26,624 sq. ft. (0.61 acres)
Zoning	TNZ (Transitional Neighborhood Zone)
Comprehensive Plan Designation	Commercial Gateway Corridor
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 the site of a two-story, multi-tenant, 6,840 sq. ft. office building.

Description of Applicant's Request
The request is to install a 12.55 sq. ft. wall sign for "Edward Jones" on the second floor façade of the southwest building elevation. The UDO allows a maximum 6 sq. ft. wall sign in the TNZ zoning district.

2. Land Use

Description and Character of Surrounding Area
The office building site occupies the entire block bounded by SW Jefferson St on the southwest, SW 5 th St on the northwest and SW Market St on the southeast. The site sits in an area along the SW Jefferson St corridor that transitions from commercial uses near US 50 Hwy to residential uses as one approaches the Central Business District (CBD). The subject property is located in close proximity to three other existing office buildings. A two-story and a single-story office building are located across SW Market St to the south and southeast; a two-story office is located to the southwest across SW Jefferson St.

Adjacent Land Uses and Zoning

North:	Commercial and residential / TNZ
South:	Office / TNZ
East:	Commercial / TNZ
West:	Single-family residential subdivision / R-1

Site Characteristics
The subject property is a triangular-shaped block developed with a two-story office building. Access to the site is provided by two driveways along SW Market St and two driveways along SW 5 th St. All tenant spaces are internally accessed through either of two common building entrances on the southwest

and northeast sides of the building. The building is served by a single monument sign identifying the site as “Market Center”; the sign is located at the intersection of SW Jefferson St and SW Market St. There are currently no exterior wall signs on the building.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

Wall Sign Standards

	UDO Standards (TNZ zoning district)	Proposed	UDO Standards (CP-2 zoning district)
Letter Height	2’ (24”) max.	15”	6’ (72”) max.
Sign Area	6 sq. ft. max.	12.55 sq. ft.	10% of tenant space façade area (47.6 sq. ft. in this case)
Number of Signs	1 attached sign (e.g. wall sign, awning sign, projecting sign, etc.)	1 wall sign for a second story tenant space	2 walls signs per tenant space
Lighting	External indirect lighting	Internal lighting	External indirect, halo, or internal lighting

4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.090,9.150,9.160,9.260	Signs

Unified Development Ordinance

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 Article 9 of the UDO.

5. Analysis

Background and History

The subject property was zoned C-1 (now CP-2, Planned Community Commercial) at the time the office building was developed in 2001. The zoning in effect at that time allowed for an intensity and scale of office and retail uses common to the City's commercial corridors along M-291 Hwy, US 50 Hwy, Chipman Rd, NE Douglas St, etc. The existing two-story, multi-tenant office building is reflective of the intensity of development allowed under the zoning regulations in effect at the time.

The subject property was rezoned in 2005 (four years after the building's construction) to TNZ as part of a City-initiated effort in response to a recommendation in the 2004 Lee's Summit Downtown Master Plan to create a transition zone with the intent of allowing for smoother land use transitions between the CBD and adjacent residential neighborhoods. Properties zoned TNZ are not intended for retail or office centers, but as individual lots with business uses that maintain a residential character complementing the surrounding neighborhood. The driving factor in the selection of properties to rezone to TNZ was the location of said properties relative to the CBD and existing residential neighborhoods, not whether existing uses on selected properties were consistent with the desired characteristics of the newly created TNZ zoning.

- May 4, 2000 – The City Council approved a final development plan (Appl. #2000-038) for the subject Market Center office building. The property was zoned C-1 (now CP-2) at the time of approval.
- March 3, 2005 – The City Council approved UDO Amendment #11 (Appl. #2004-308) that created the NFO (Neighborhood Fringe Office) and TNZ zoning districts by Ordinance No. 5907.
- September 15, 2005 – The City Council approved a City-initiated rezoning (Appl. #2005-162) of a total of 32 tracts of land to TNZ by Ordinance No. 6048.

Compatibility

The subject two-story office building is atypical of TNZ-zoned property due to the zoning in effect at the time of the site's development in 2001. Similarly situated large office buildings exist across SW Market St that were originally developed in 2001-2002 under what is now classified as CP-2 zoning but were since rezoned TNZ.

Consistent with the signage allowances of the CP-2-equivalent zoning under which the adjacent large office buildings to the south were developed, the two-story office building at 517 SW Market St has an existing 30 sq. ft. wall sign; the single-story office building at 511 SW Jefferson St has an existing 10.8 sq. ft. wall sign. Both existing wall signs exceed the 6 sq. ft. allowance under the existing TNZ zoning.

The proposed 12.55 sq. ft. wall sign exceeds the 6 sq. ft. wall sign allowance for the TNZ district, but falls within the range of existing wall signs on the adjacent office buildings to the south. The table on page 3 of this staff report provides a side-by-side comparison of the proposed sign against the TNZ zoning standards, as well as the CP-2 zoning standards that are more reflective of the type of development that exists on the subject property.

Recommendation

Given the size and scale of the existing two-story office building coupled with existing conditions on adjacent similar office buildings, staff believes the proposed wall sign is compatible and proportional for the site. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A 12.55 sq. ft. wall sign shall be allowed on the second story of the building's southwest façade.
2. In accordance with the TNZ sign standards, the wall sign shall either have external indirect lighting or be non-illuminated. Internal illumination shall not be allowed.

Standard Conditions of Approval

3. 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.