

Legislation Details (With Text)

File #:	2019-2561	Name:	
Type:	Discussion Item	Status:	Failed
File created:	1/31/2019	In control:	Community and Economic Development Committee
On agenda:	2/13/2019	Final action:	2/13/2019
Title:	Request for UDO Amendment to allow off-premise signs - Dr. Veeral Bhoot requester		
Sponsors:			
Indexes:			
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Attachments:	1. UDO Amendment Request Letter - Dr. Bhoot, 2. UDO Amendment Request Pictures - Dr. Bhoot		

Date	Ver.	Action By	Action	Result
2/13/2019	1	Community and Economic Development Committee	denied	

Request for UDO Amendment to allow off-premise signs - Dr. Veeral Bhoot requester

Dr. Bhoot has requested the opportunity to come before the CEDC to discuss the possibility of amending the Unified Development Ordinance to allow off-premise signs. Currently they are expressly prohibited in the UDO. Dr. Bhoot will be in attendance to present his request. A letter of his request along with pictures of his intended signs and their locations are attached for your consideration.

The property Dr. Bhoot is requesting an off-premise sign for is a second tier commercial property without major street frontage. These second tier properties are just that, they are located behind major land parcels and generally do not require a great deal of signage. If we begin allowing such properties in Lee's Summit the opportunity for off-premise signage we will open ourselves to every property that doesn't have good street frontage to seek additional signage adding to more potential sign clutter. Staff is not a proponent of more signage as our current sign regulations provide more than adequate signage for commercial businesses today. Our fear is that an amendment of this sort could open a flood gate of additional signage requests that are not appropriate in our efforts to promote an attractive community.

Recommendation: Off-premise signs have been prohibited for a long time and although there may be instances where they may be appropriate staff would advise extreme caution in formulating an amendment that would allow them carte blanche. If such an amendment is acceptable to the Committee staff's approach would be to perform some additional study beyond this evenings consideration prior to drafting such amendment. Staff could formulate a proposal and bring back for discussion.

Presenter: Robert McKay, AICP, Director of Planning and Development