

Legislation Details (With Text)

File #:	2022-4752	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	2/17/2022	In control:	City Council - Regular Session
On agenda:	3/17/2022	Final action:	
Title:	Public Hearing: Application #PL2021-485 - Preliminary Development Plan - Furniture Mall of Missouri, 900 NW Blue Parkway; Hive Design Collaborative, applicant.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Memo, 2. Updated Exterior Elevations 3-23-22, 3. Updated Exterior Rendering 1, 4. Updated Exterior Rendering 2, 5. Staff Letter, 6. Exterior Elevations, 7. Sign Specifications, 8. Tenant Sign Criteria, 9. Table of Sign Applications & Modifications, 10. Location Map, 11. Staff Presentation		

Date	Ver.	Action By	Action	Result
3/17/2022	1	Planning Commission	recommended for approval as amended	Pass
3/10/2022	1	Planning Commission	continued	Pass
2/24/2022	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2021-485 - Preliminary Development Plan - Furniture Mall of Missouri, 900 NW Blue Parkway; Hive Design Collaborative, applicant.

Issue/Request:

The applicant proposes an exterior renovation for the existing commercial building. A preliminary development plan for the subject property was approved in 2006 as part of the Lee's Summit East Shopping Center (AKA Summit Fair) commercial development. Proposed renovations to the exterior include the use of a conditional material (corrugated steel siding system). The Unified Development Ordinance (UDO) does not allow administrative approval of this material and requires the City Council approve the use of the proposed conditional material.

The applicant also seeks approval of a sign package (23 signs) that exceeds the total number allowed to be administratively approved per previously approved PDP (6 signs).

Josh Johnson, AICP, Assistant Director of Plan Services

Riley Hood, Applicant's Representative

Recommendation: With the conditions of approval as outlined in the staff letter and below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

1. A ~~modification shall be granted to allow for seven (7) signs, not to exceed three (3) on any given façade.~~ A modification shall be granted to allow for eleven (11) signs as shown on the building Exterior Elevations, dated March 23, 2022.
2. The use of corrugated steel siding system shall be granted as a conditional material as shown on the

building Exterior Elevations, ~~dated January 14, 2022~~ dated March 23, 2022.

A motion was made by Board Member Trafton, seconded by Board Member Rader to amend the first condition of approval. It will be rewritten to read "A modification shall be granted to allow for eleven (11) signs". The signs recommended for approval are numbers 3, 12, 13, 14, 15, 16, 17, 18, 19, 21, and 23 as shown on the sign plan. The motion carried by the following vote:

Aye:

Chairperson Funk

Vice Chair Arth

Board Member Jana-Ford

Board Member Loveless

Board Member Rader

Board Member Touzinsky

Board Member Trafton

Absent:

Board Member Benbrook

Board Member Kitchens

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval as amended to the City Council - Regular Session. The motion carried by the following vote:

Aye:

Chairperson Funk

Vice Chair Arth

Board Member Jana-Ford

Board Member Loveless

Board Member Rader

Board Member Touzinsky

Board Member Trafton

Absent:

Board Member Benbrook

Board Member Kitchens