



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-249
File Name	SIGN APPLICATION – Residences at Echelon monument signs
Applicant	NSPJ Architects
Property Address	3500 SW Hollywood Dr
Planning Commission Date	August 8, 2019
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning 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 185 feet on: N/A
Site posted notice on: N/A

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	3
5. Analysis	3
7. Recommended Conditions of Approval	4

Attachments

Monument Sign Elevations and Site Plans, date stamped July 31, 2019 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	NSPJ Architects / Architect
Applicant's Representative	Clint Evans
Location of Property	3500 SW Hollywood Drd
Size of Property	±24.38 acres
Zoning (Proposed)	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Commercial-Dominant Mixed Use
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 currently under construction as the 243-unit Residences at Echelon apartment development.

Description of Applicant's Request
The applicant seeks approval of two (2) entry monument signs that are taller and larger than what is allowed by right under the Unified Development Ordinance (UDO). The monument signs will be located at the two entrances off SW Cheddington Dr and SW Hollywood Dr.

2. Land Use

Description and Character of Surrounding Area
The 24-acre site is generally located at the northwest corner of M-291 Hwy and M-150 Hwy. The surrounding area is a mix of large acreage commercial uses and public/semi-public uses that transition to single-family residential further west along M-150 Hwy.

Adjacent Land Uses and Zoning

North:	Vacant large acreage / AG (Agricultural)
South:	Aldersgate Methodist Church / PMIX (Planned Mixed Use)
East:	Vacant acreage / AG; and Commercial retail centers / CP-2 (Planned Community Commercial)
West:	Trailridge Elementary School and Summit Lakes Middle School / AG

Site Characteristics
The site has frontage on both SW Cheddington Dr and SW Hollywood Dr. The development has entrances off each street frontage.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

Monument Sign Standards

	Required	Proposed
Height	6'	8'-5"
Sign Face Area	32 sq. ft.	45.75 sq. ft.
Sign Structure Area	72 sq. ft.	134.7 sq. ft.

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 are taller and larger than what is allowed by right under Section 9.260, Table 9-1.

5. Analysis

Background and History

The applicant seeks approval of two entrance monument signs for the Residences at Echelon apartment development. One monument sign will be constructed at each of the development's entrances off SW Cheddington Dr and SW Hollywood Dr. The signs are taller and larger than the monument sign standards allowed by right for multi-family residential developments.

- October 3, 2016 – The City Council approved a rezoning from AG and CP-1 (Planned Neighborhood Commercial) and preliminary development plan (Appl. #PL2016-149) for Residences at Echelon by Ordinance No. 8012.
- July 18, 2017 – Staff administratively approved the final development plan (Appl. #PL2017-026) for Residences at Echelon.

Compatibility

The subject property is under construction as a 243-unit apartment development on approximately 24 acres. The development is composed of eight (8) 3-story buildings plus clubhouse. The proposed

monument signs will serve as the development's sole means of identification at each of the two site entrances. The signs will be constructed with a stone base, cementitious column and metal cabinet with push-through lettering, all materials that are compatible and with the associated apartment buildings.

Recommendation

Given the location and scale of the apartment development, staff believes the proposed monument signs maintain a compatibility and proportionality that is appropriate for the site. With the conditions of approval below, the application meets the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. Two 8'-5" tall monument signs with 45.75 sq. ft. of sign face area and 134.7 sq. ft. of sign structure area shall be allowed for the Residences at Echelon. One monument sign shall be allowed per entrance along SW Cheddington Dr and SW Hollywood Dr.

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.