



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-296
File Name	SIGN APPLICATION –Raintree Village Monument Sign
Applicant	Royal Sign & Graphics Inc.
Property Address	3803 SW Ward Rd
Planning Commission Date	October 10, 2019
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering 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

Monument Sign Elevations and Site Plan Aerial, date stamped September 30, 2019—2 pages
Site Plan, date stamped September 30, 2019—2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Royal Sign & Graphics Inc.
Applicant's Representative	Mark Jones
Location of Property	3803 SW Ward
Size of Property	±6.67 acres (Retail Center Total)
Zoning (Proposed)	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Planned 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 the site of the existing Raintree Village retail center.

Description of Applicant's Request
The applicant seeks approval of one (1) multi-tenant monument sign that is taller and larger than that allowed by right under the Unified Development Ordinance (UDO). The monument sign will be located at the southeast corner of SW Ward Rd and SW Lemans Ln. The sign will serve as the prominent means of identification for the multi-tenant retail center.

2. Land Use

Description and Character of Surrounding Area
The existing multi-tenant retail center is located on the east side of SW Ward Rd and south of SW Lemans Ln. The site also sits adjacent to other retail establishments to the north. The area east (across SW Regatta Dr.) and south of this site is residential in nature.

Adjacent Land Uses and Zoning

North:	Commercial/Retail uses / CP-2 (Planned Community Commercial District)
South:	Single-family residential / R-1 (Single-family Residential)
East:	Across SW Regatta Dr. – Single-family residential / R-1 (Single-family residential)
West:	Across SW Ward Rd. – vacant undeveloped ground / CP-2 (Planned Community Commercial District)

Site Characteristics
The site has frontage on SW Ward Rd, SW Lemans Ln, and SW Regatta Dr. Access to the existing retail center area comes off SW Lemans Ln.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal**Monument Sign Standards**

	UDO	Proposed
Height	12'	16'
Sign Face Area	72 sq. ft.	180 sq. ft.
Sign Structure Area	96 sq. ft.	240 sq. ft.

The proposed monument sign is a multi-tenant, internally illuminated sign for the Raintree Village retail center. The overall sign area is 180 sq.ft sitting on a 4'x15' wide stone veneer base, totaling 240 sq. ft. of overall structure area. The sign will be located on the southeast corner of SW Ward Rd and SW Lemans Ln approximately 70 feet from SW Ward Rd and 50 feet from SW Lemans Ln.

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 one multi-tenant monument sign for the Raintree Village retail center located at the southeast intersection of SW Ward Rd and SW Lemans Ln. The sign is taller and larger than the monument sign standards allowed by right in the UDO.

- August 18, 2005 – The City Council approved a preliminary development plan (Appl. #PL2005-179) for Raintree Lake Village by Ordinance No. 6026.

Compatibility

The subject property is an existing multi-tenant retail center development. The property consists of multiple buildings on approximately 6.67 acres. The proposed monument sign will serve as the center's prominent means of identification along SW Ward Rd. The internally illuminated sign will have a decorative stone veneer base and a metal multi-tenant sign cabinet.

Recommendation

Given the location, the scale of the retail center, and the distance from the abutting roadways, staff believes the proposed monument sign maintains a compatibility and proportionality that is appropriate 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. One 16' tall monument sign with 180 sq. ft. of sign face area and 240 sq. ft. of sign structure area shall be allowed for Raintree Village retail center. The monument sign shall be located at the southeast corner of SW Ward Rd and SW Lemans Ln.
2. The proposed location of the monument sign is surrounded by two utility easements, one drainage and one sanitary sewer easement. The sign shall not be located within the right-of-way or any utility, drainage or sanitary easements.
3. The sign shall be constructed and installed accordance with the submitted site plan date stamped October 3, 2019.

Standard Conditions of Approval

4. 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.