

DEVELOPMENT SERVICES

**Sign Application
Applicant's Letter**

Date: Wednesday, February 10, 2021

To:

Property Owner: HALLBUSTER SUMMIT LLC

Applicant: MID-AMERICA SIGN LLC

INFO@MID-AMERICASIGN.COM

: BLOCK & COMPANY

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2021040

Application Type: Sign Application

Application Name: Eyemart

Location: 1041 NE SAM WALTON LN, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Monday, March 01, 2021 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

Electronic copies shall be provided in the following formats

- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Planning Commission Presentation

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be

allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Analysis of Sign Application:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. NUMBER OF SIGNS. The City's sign ordinance allows a maximum of 2 wall signs per tenant on a multi-tenant building. Staff has in the past supported allowing up to 3 wall signs for an endcap tenant space to allow for a means of identification on each of the tenant space's three visible facades. Staff will not give support for the 5 wall signs requested for the subject tenant space. Revise the drawing to show no more than 3 wall signs. You may choose to proceed with the request for 5 wall signs, but staff will recommend denial of the application.

2. TENANT SPACE DIMENSIONS. Reconcile the differing tenant space widths depicts on the marked-up photographs and the sign elevation mock-ups from Triangle Sign Services. The marked-up photos show the front tenant space width as 60' and the rear tenant space width as 77'. Whereas the sign elevation mock-up shows both the front and rear tenant space width as 40'.

3. SIGN SIZE. The maximum allowable signage (in aggregate) on any one facade shall not exceed 10% of said facade area. Assuming the tenant space front width is 40' as dimensioned on the wall sign mock-up, the maximum allowable sign area on said facade is 64 sq. ft. based on a facade height of 16'. The wall sign mock-up shows two proposed wall signs with an aggregate sign size of 74.17 sq. ft., which exceeds the 10% maximum. Revise the drawing to comply with the maximum allowable sign size.

Engineering Review			Not Required
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Not Required
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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