



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-283
File Name	SIGN APPLICATION – Cobey Creek monument signs
Applicant	Clayton Properties Group, Inc.
Property Address	499 and 501 SE M-150 Hwy
Planning Commission Date	October 13, 2022
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner

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

Sign Elevations and Site Plan, dated September 8, 2022 – 4 pages
Table of Sign Applications & Modifications 2001-Present – 12 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group, Inc. / Applicant
Applicant's Representative	Travis Ruf
Location of Property	499 and 501 SE M-150 Hwy
Size of Property	2,719,749.38 sq. ft. (+/- 62.4 acres) - 499 SE M-150 Hwy 168,027.90 sq. ft. (+/- 3.9 acres) – 501 SE M-150 Hwy
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Residential 1 Residential 2
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 located on the north side of MO Highway 150 at the intersection of SE Cobey Creek Dr and SE M-150 Hwy. The proposed monument signs are located at the entrances of the Cobey Creek residential & commercial mixed-use development. The subject site is currently vacant.

Description of Applicant's Request
The request is for Planning Commission approval of four (4), 188 sq. ft. oversized monument signs. The applicant has proposed installing two (2) monument signs at each entrance to the development. A 96 sq. ft. monument sign is allowed by right in the PMIX zoning district. The UDO grants the Planning Commission the authority to approve larger signs than that permitted by right.

2. Land Use

Description and Character of Surrounding Area
The surrounding area is primarily undeveloped/unplatted property with the exception of the properties to the east. The properties to the east are a mix of undeveloped and developed residential lots.

Adjacent Land Uses and Zoning

North:	PMIX - Cobey Creek Mixed Use development
South (across MO-150 Hwy):	AG (Agricultural)—large lot single family CP-2 (Planned Community Commercial District)—vacant
East (outside of city limit in Greenwood, MO):	A (Agriculture District)—vacant R-1 (First Dwelling House District)—single-family homes and vacant lots
West:	AG (Agricultural)—vacant

Site Characteristics

The subject property is currently in the process of being developed for the previously approved Cobey Creek mixed used residential & commercial subdivision.

Special Considerations

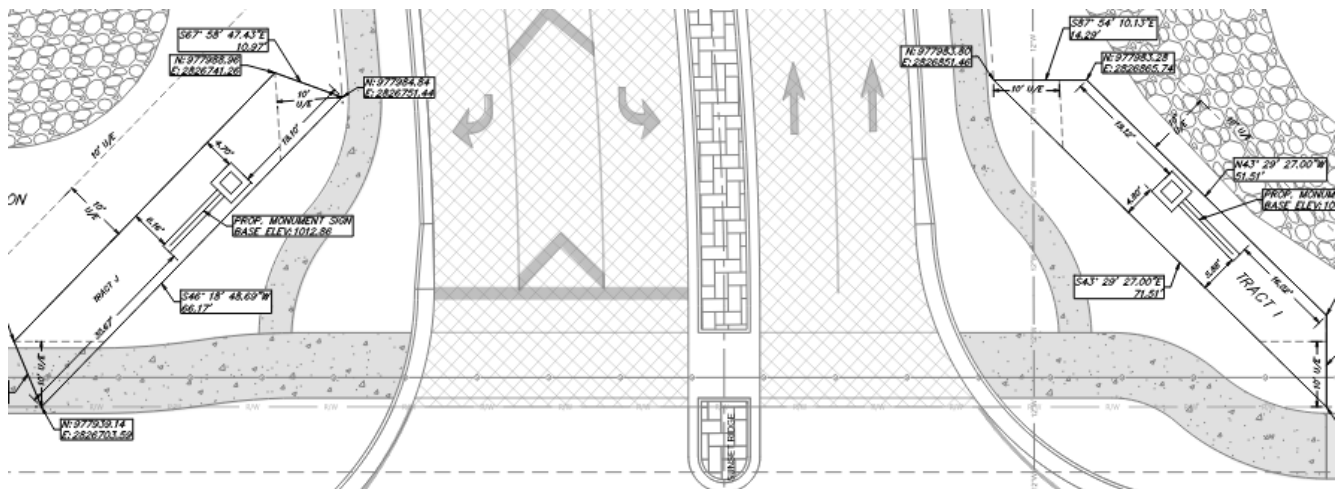
None.

3. Project Proposal

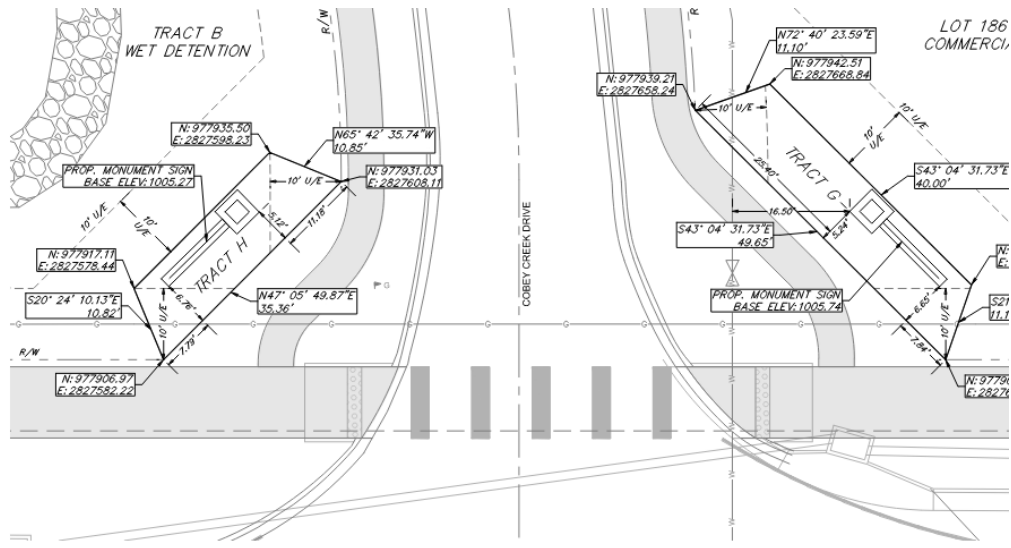
Monument Sign Standards

	UDO Standards (PMIX zoning district)	Proposed
Height	12'	11' ¼"
Sign Face Area	72 sq. ft	20 sq. ft.
Sign Structure Area	96 sq. ft	188 sq. ft.
Number of Signs	2 per subdivision entrance	2 per subdivision entrance
Lighting	External indirect Halo Internal	External indirect

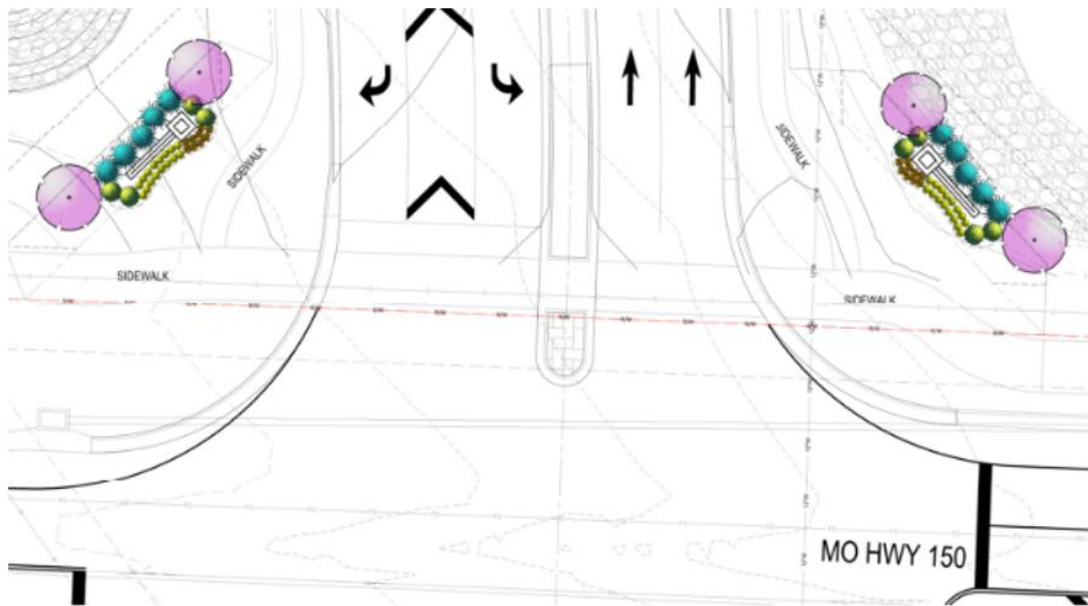
The applicant has proposed to install one (1) monument sign on each side of the subdivision entrances on MO-150 Highway located at the intersections of SE Cobey Creek Drive and SE Sunset Ridge (future Phase 2 entrance). The applicant has also proposed to heavily landscape the areas around each monument sign.



COBEY CREEK WEST ENTRANCE:



COBEY CREEK EAST ENTRANCE:



Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
ORNAMENTAL TREES							
	8	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	64	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
EVERGREEN SHRUBS							
	16	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	20	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
PERRENIALS							
	36	Allium 'Millenium'	Onion - Ornamental	1 gal.			Plant @ 18" O.C.

4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.150,9.160,9.260	Signs

Unified Development Ordinance

A 96 sq. ft. sign structure monument sign is allowed by right in the PMIX zoning district. The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

- July 26, 2018 – The City Council approved a rezoning from district AG to district PMIX and preliminary development plan for the Cobey Creek Development by Ord. #8423.
- July 26, 2018 – The City Council approved a final plat for *Cobey Creek, 1st Plat, Lots 1-30, 140-159 and tracts D, E, G, H & J* by Ord. #9100.

Compatibility

The architecture and façade materials of the proposed signs are compatible with the previously approved Cobey Creek PDP and complement the future commercial development. The signs will serve as wayfinding and as a means of identification for the new development. Monument signs are a common feature found throughout the community. The design and materials of the proposed signs are compatible with the surrounding area.

Recommendation

The UDO only provides for a single method when calculating the total monument sign area. For freestanding signs, the sign structure area includes every part of the sign, including the sign area, plus all other elements of the sign, including supports, uprights, base, frame, decorative and design elements, and any open space contained within the limits of the rectangle delimiting the sign structure. Simply put, the UDO requires the area of a sign be calculated as Height x Width, (Figure 1). While this is an effective method for calculating the total sign area of rectangular shaped signs, it is an overly simplistic method when trying to calculate the total area of signs with an irregular shape. Using this method of measurement, the proposed signs are each 92 sq. ft. over the UDO standards.

Utilizing the Revu Bluebeam software package, staff can calculate the actual sign face area. This method provides for an accurate calculation of what is being proposed. In this case, the proposed monument signs each have a total sign structure area of roughly 105 sq. ft. (Figure 2). Using this method of measurement, the proposed signs are only slightly larger (9 sq. ft) then what the UDO allows by right.

By using the second method of calculating the sign structure area, the applicant can propose a sign that provides an elevated architectural appearance without being penalized by the simplistic measurement method found in the UDO. Staff believes the proposed monument signs meet the intent of the UDO. For the above stated rationale, staff believes the proposed signs are reasonable and supports the applicant's request. With the conditions of approval below, the application meets the requirements of the UDO.

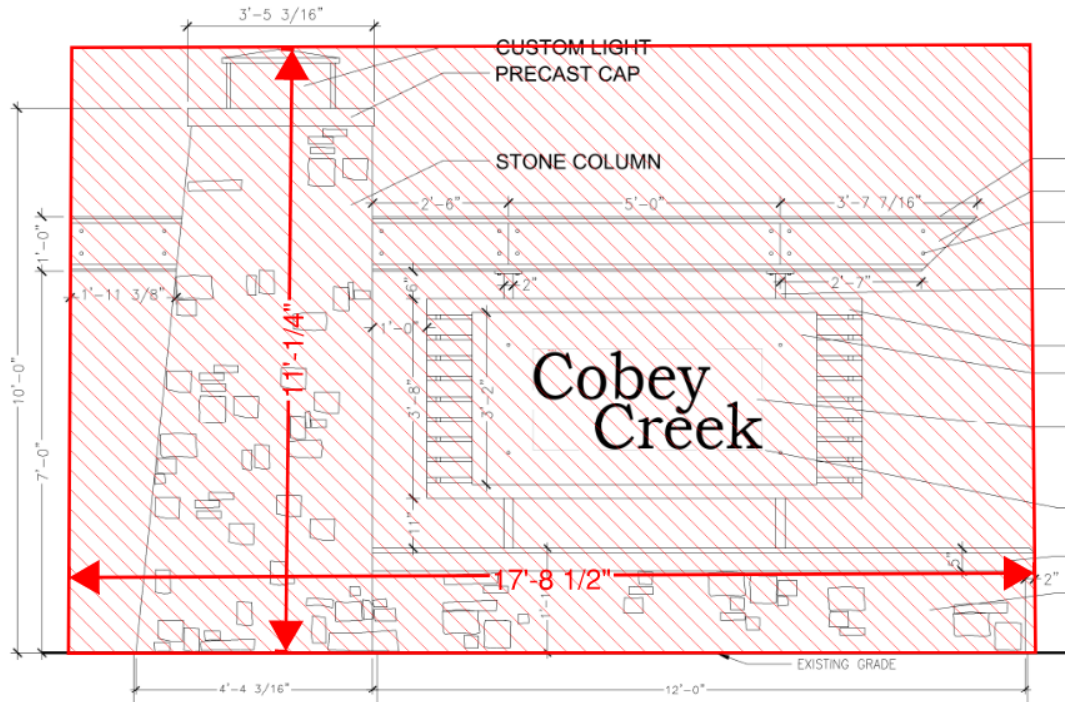


Figure 1. UDO required monument sign measurement area, 188 sq. ft.

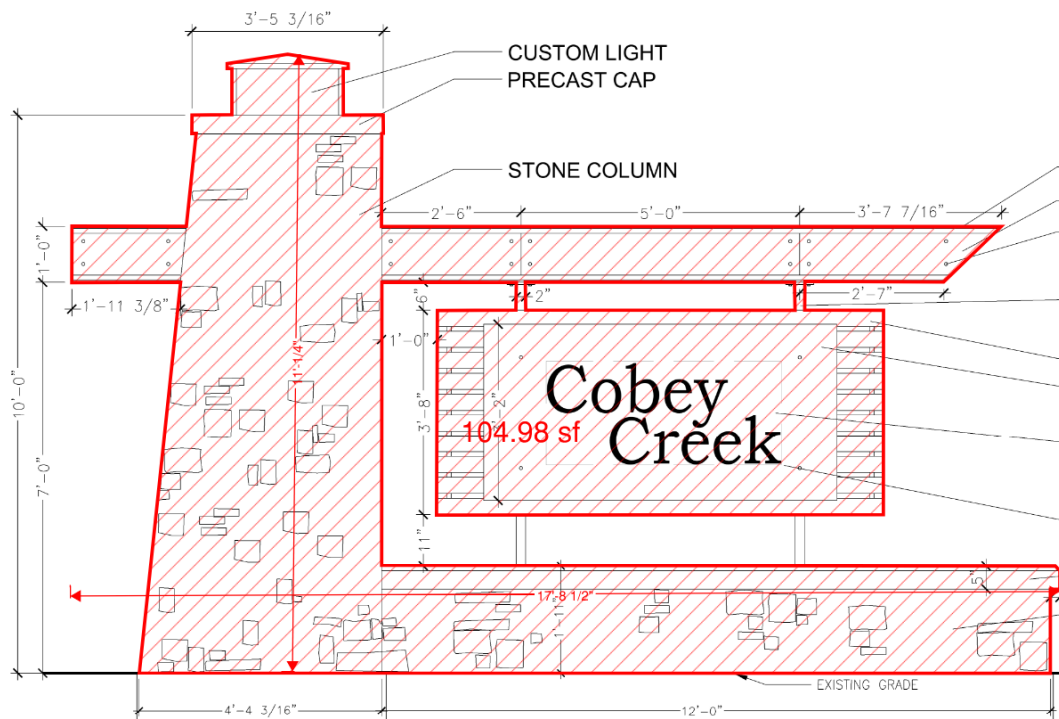


Figure 2. Actual monument sign structure area, 104.98 sq. ft.

6. Recommended Conditions of Approval

Site Specific

1. Four (4) 188 sq. ft. monument signs shall be allowed, as depicted on the sign elevations and site plan sheets, dated September 8, 2022, for Cobey Creek located at 499 & 501 SE MO-150 Hwy. Signage shall comply with all other UDO sign standards of the PMIX zoning district.

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.