

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. 9463-P-25

Brief Title

To approve an amendment to a Chapter 80 plan to allow for additional monument signage

Details

Location:

generally located at the northeast corner of N Oak Trafficway and NE 94th Terrace

Reason for Legislation:

To allow additional monument signage

EXISTING CONDITIONS:

The site is located at the northeast corner of N Oak Trafficway and NE 94th Street. The property is developed with four medical office buildings, surface parking lots and circulation drives. Two of the buildings abut N Oak Trafficway and two of the buildings are setback behind the parking lots. A preliminary plan approved in 1993 allowed for the following:

- One wall sign per building facing a major thoroughfare not to exceed 16 square feet
- Directional ground signage not to exceed 36 inches in height and 2 square feet in area
- Ground identification signage with a maximum height of 4 feet 6 inches not to exceed 32 square feet in area, only one monument sign allowed with a 20 foot setback from the right-of-way line

These provisions were placed on the plan to prevent the proliferation of signage along N Oak Trafficway.

The site currently has one monument sign off of N Oak Trafficway. Each building has wall signage. There is no directional signage on site.

PLAN REVIEW & ANALYSIS:

The amendment to the approved Chapter 80 Preliminary Plan would allow for the addition of monument and directional signage throughout the site. The plan proposes the following:

- (Sign Type 1) One monument signs addressing N Oak Trafficway. The sign would be in the location of the existing monument sign on the north side of the entrance located at N Oak and N 95th Terrace. This sign is 50 inches tall and 108 inches wide with an area of 37. 499 square feet.
- (Sign Type 2) Three monument signs displaying the address of the building and the tenants within each building. These signs are 74 inches tall and 42 inches wide with an area of 21. 58 square feet.
- (Sign Type 3) Three small directional signs displaying building addresses with arrows and exits with arrows. These signs are 48 inches tall and 40 inches wide with an area of 13.33 square feet.

The following details the consistencies and inconsistencies with the approved plan and proposed plan:

- The approved plan allowed monument signage with a maximum height of 4 feet 6 inches. Proposed Sign Type 1 is 4 feet tall and proposed Sign Type 2 is 6

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Will Mitchelson ASI Signage Innovations 124 Abbie Avenue Kansas City, KS 66103 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 09-01-15 By Archie, Baker-Hughes, Burnette, Crowl, Martin, May, and Macy <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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feet 2 inches tall.

- The approved plan allows directional signage of 36 inches with an area no larger than 2 square feet. The proposed directional signage is 4 feet 2 inches tall with an area of 13.33 square feet.
- If there was not an existing signage plan on the site the proposed signage would be deemed in compliance with the zoning and development code.

The original intent of the sign plan was to prevent the proliferation of signage along N Oak Trafficway. Staff still recommends that signage be limited to maintain the character of the street. There are few monument signs in this area and the existing signs have adequate setback and are conservatively sized. Due to the low number of monument signs in the area the land adjacent to the street is uncluttered well landscaped greenspace. Sign types 2 and 3 would not be visible from N Oak Trafficway. Staff believes sign type 2 provides information to help visitors find the medical office they are seeking as it shows the tenants within the building.

RECOMMENDATION:

On September 1, 2015 City Plan Commission recommended approval Case No. 9463-P-25, based on the application, plans, and documents provided for review prior to the hearing with no conditions.

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

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Fact Sheet Prepared By: Ashley Winchell
Staff Planner

Date: 09-14-2015

Reviewed By: Diane Binckley, AICP
Division Manager
Development Management

Date:

Initial Application Filed: 06-29-2015

City Plan Commission: 09-01-2015

Revised Plans Filed: 09-08-2015

Reference Numbers:

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