

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. 6517-P-33

Brief Title

to consider approval of a Council Approved Signage Plan for a medical office park

Details

Location: generally located at the northeast corner of NW 110th Terrace and N Ambassador Drive

Reason for Legislation: to consider approval of a Council Approved Signage Plan for a medical office park

EXISTING CONDITIONS:

The subject site is undeveloped and zoned B3-3. The site is located west of N Congress Avenue and east of N Ambassador Drive. Property to the north, east and south of the site is developed with low- to medium-rise commercial and office buildings with accessory surface parking. Both the sites located to the north and south of the subject site are developed with single story office buildings and accessory surface parking. The site is divided into two parcels.

At the time of application, N Ambassador Drive is a divided roadway with two northbound and two southbound lanes. Sidewalks are present on developed lots – no sidewalks are constructed on the subject site. N Congress Avenue is a two-lane roadway without curb, gutter and sidewalks on either side.

A development plan was recently approved allowing for a five building medical office park.

PLAN REVIEW:

The applicant submitted a signage plan to serve the approved medical office park. The plan includes four sign types as follows:

Building Monument Sign: The plan shows a total of four signs. The signs are located internally to the site and are located outside of the parking lots. The signs are on a 30" tall stone base and measure 36" tall and 120" wide with a total sign area of 30 square feet.

Campus Monument Sign: The plan shows a total of four signs, one at each curb cut. Two signs are shown on Ambassador and two on Congress. The signs are 96" tall and 100" wide with a total sign area of 66.66 square feet. The signs will include an area for further building identification at the bottom.

Building Information Panel Sign: The plan shows four of these signs throughout the parking lot. This sign includes a listing of tenants in the building. Staff recommends one per building to direct patients to the correct building. The sign is shown to be 74" tall and 42" wide with a total sign area of 21.56 square feet.

160517

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Fowler, Loar)
Applicants / Proponents	Applicant Matthew Murphy Treanor Architects, PA 1040 Vermont Street Lawrence, KS 66044 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 (8-0) 06-21-2016 By (Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Macy, Martin and May) <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" 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

Site Directional Sign: The plan shows eight of these signs throughout the parking lot. These signs include addresses with arrows to provide direction. The sign is shown to be 48” tall and 40” wide with a total sign area of 13.33 square feet.

No wall signage is shown. The applicant plans to meet the requirements of 88-445 for wall signs in non-residential districts for this signage. If the tenant wishes to provide more wall signage than allowed they will be required to amend this signage plan.

88-445-11-E. STANDARDS

A Council Approved Signage Plan shall comply with the following standards:

- The plan shall comply with the purpose of this chapter and the overall intent of this section.
In general the proposed signs comply with the overall intent of 88-445.
- The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Council Approved Signage Plan, to the structures and/or developments they identify, and to surrounding development and neighborhoods.
The proposed signs are similar in design and materials to the surrounding development.
- The signs will not create a safety or traffic hazard.
The signs are properly setback to prevent safety or traffic hazards.
- The plan shall accommodate future revisions that may be required because of changes in use or tenants.
The proposed signs provide opportunity for new tenants without changing this signage plan.
- The plan shall comply with the standards of this chapter. Except for a Council Approved Signage Plan for any property zoned R, flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent that the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.
The plan proposes more signs than allowed by code but will help patients more easily find the correct building.
- Banner signs shall only be allowed if attached to light poles with frames on the top and bottom of the banners.
No banners are proposed.
- Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the decision to approve the signage plan.
Content and use are not being used to influence staff recommendation.

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: **Date:** 07-05-2016

Ashley Winchell
Staff Planner

Reviewed By: **Date:** 07-05-2016

Diane Binckley, AICP
Division Manager
Development Management

Initial Application Filed: 05-06-2016

City Plan Commission: 06-21-2016

Revised Plans Filed: 06-21-2016

Reference Numbers:

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