



AGENDA ITEM 5C

Prepared by:
Kim Buttrum, City Planner

Prepared For:
Planning Commission
City of De Soto, Kansas

November 17, 2006

I. GENERAL INFORMATION

- A. Agenda Item** Consider Master Signage Plan for The Commons office park.
- B. City Staff Involved** Steve Chick, Building Official
Kim Buttrum, City Planner
- C. Applicant** Fish Development
7124 Millridge St., Shawnee
- D. Packet Materials** Exhibit A: Applicant submittals

II. CONFORMANCE WITH ZONING REGULATIONS

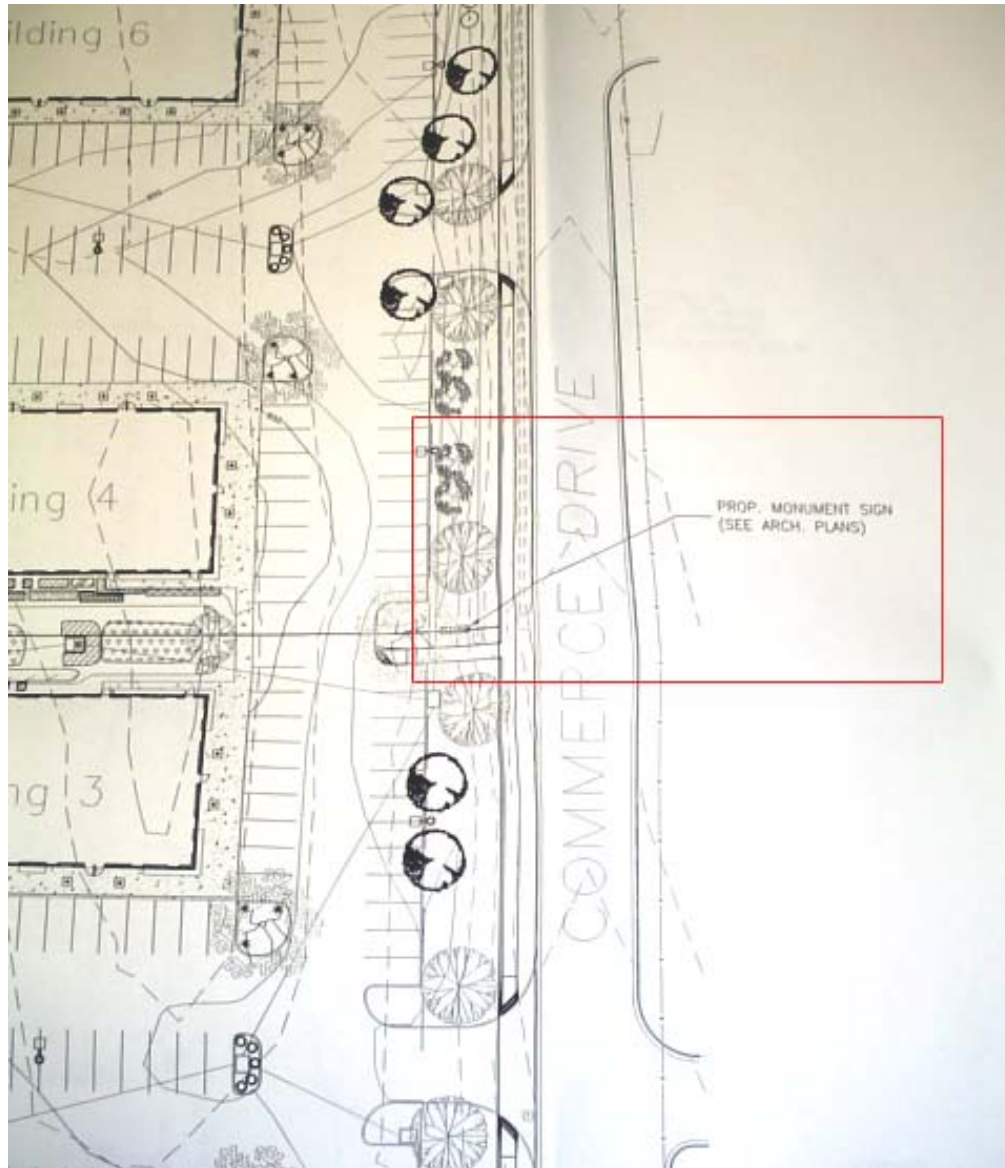
The Commons Office Park, owned and operated by Fish Development, has submitted a revised Master Signage Plan for the 6-acre site approved for six single-story office buildings, two of which are under construction now. Following is an excerpt from staff's report to the Commission dated April 19th:

" The applicant has provided drawings on Sheet A1 depicting a monument sign constructed of masonry and stucco materials that is just over 7 feet in height and 11 feet wide. The monument sign meets the applicable front yard setback, maximum height, gross surface area, and materials requirements. The drawing, and signage located depicted on Plan Sheet P1.2, will be considered the Master Signage Plan submittal for The Commons. The applicant should be aware that any additional signage proposed for the site in the future will require an amended Master Signage Plan, though not a full Site Plan amendment. "

Following is a digital photograph of approved Plan Sheet P1.2, depicting a single monument sign located midway between the two entrances for the office park:



From Plan Sheet P1.2:



The sign ordinance, Article 7 of the Zoning Regulations, addresses Master Signage Plan submittals with the following excerpt from page 7-17:

10. Office Parks, Shopping Centers and Planned Districts: In the case of a proposed office park, shopping center, or other grouping of three or more tenants or establishments (new or remodeled), the developer shall prepare and submit to the Planning Commission a master signage plan for all permanent exterior signs. Such plan shall set standards that shall run with all leases or sales of portions of the development. A full and accurate description of all signs shall be included indicating location,



placement, materials, graphic design styles, type of illumination, etc. Final development plans shall not be approved until the Planning Commission has approved the sign standards. For purposes of this section the terms "shopping center, office park, or their groupings," shall mean a project of one or more buildings that has been planned as an integrated unit or cluster of units on property under unified control or ownership. The sale, subdivision, or other partition of the site does not exempt the project or portions thereof from complying with these regulations.

- A. In the case of a "shopping center, office park or other grouping" which is occupied by more than two tenants, one monument sign or ground sign may be permitted in addition to the wall mounted signs, which sign shall depict only the name of the center or grouping of shops or offices.
- B. Where all tenants and/or property owners within a building or "shopping center, office park or other grouping" agree in writing, one tenant may, in lieu of the wall sign permitted, have one monument sign or ground sign depicting the business or product. The design and location of this sign shall be subject to approval of the Planning Commission.
- C. Signs shall be similar to the architectural style and coloring scheme of the building(s) and with each other in order to present a consistent image.

The applicant now wishes to amend their Master Signage Plan (see Exhibit A). The size and design of the monument sign remains unchanged. The applicant now proposes two (2) monument signs instead of one. Item 10A above limits office parks to a single monument sign. The sign ordinance specifies signage allowed in each zoning district. Section 11B of Article 7 allows the following signage for the 'C-1' and 'O-1' districts:

- (3) Number of Signs Permitted:
 - (a) Awning, canopy or marquee signs and wall signs: One per tenant.
 - (b) Ground, monument, or projecting signs: One per zoning lot.

An argument could be made that since The Commons lies on both Lots 9 and 10 of the Commerce Park subdivision, they should be allowed to have two monument signs. Staff finds that Section 10 of the sign ordinance, specifically regulating office park and shopping center signage, supersedes the district regulations. As such, The Commons should be limited to one monument sign.

The approved monument sign did list six tenants on either side of the sign face, though it appears that item 10A above limits the sign content to the name of the complex. Monument signs for shopping centers or office buildings typically display the names of major tenants; staff is not opposed to this concept, particularly for The Commons, which sits ten feet or so above Commerce Drive and may have issues with visibility from the roadway. If the Planning Commission agrees with staff, a text amendment to this section of the newly adopted sign



ordinance may be in order. Attorney Reavey is ready to move forward with revisions to the Ordinance reflecting recent case law regarding political election signs. These items could be before the Commission at their December meeting.

The staff member charged with approving sign permits and aiding planning staff with reviewing Master Signage Plan submittals is the Building Official, Steve Chick. Steve has worked with the applicant on their draft 'The Commons Permanent Sign Requirements' and is satisfied with their completeness and adherence to Article 8. Individual sign permit approval will still be required through the Building Inspections Department.

Staff recommends approval of the Master Signage Plan submittal for The Commons office park with the condition that, in accordance with the sign ordinance, only one monument sign be permitted for the development.

***End of Report
Exhibit to Follow***