

2020 Sign Code Update

City Council & Planning Commission September 28, 2020

Introduction



- Staff
 - Danielle Hollrah
 - Leslie Karr
 - Steve Horner
- Mark White
 - Partner with White & Smith, LLC: Planning and Law Group
- Ordinance Review Committee of the Planning Commission
 - Janie Thacker
 - Kip Strauss
 - Ned Reitzes

Introduction



- Steering Committee
 - Jeff Carson Kansas City Regional Association of Realtors
 - Mark Franzen HTK Architects
 - Chris Hafner Davidson Architecture & Engineering
 - Tim Holverson OP Chamber of Commerce
 - Cindy Proett Luminous Neon
 - Ned Reitzes OP Planning Commission
 - Michael Schmidt Sign Systems
 - Greg Shannon Block Real Estate Services
 - Rick Smith Dimensional Innovations
 - Melissa Vancrum Douthit Frets Rouse Gentile & Rhodes, LLC

Overview



- Total rewrite & reorganization
- Organized by:
 - Sign type (permanent & temporary)
 - Zoning district
- Makes common deviations allowed
- Consolidates & simplifies





- Update 30 year old code to better fit and address needs of our community today
- Make code easier to read and use (e.g., tables and graphics providing examples)
- Legal Compliance
 - Reed v. Gilbert, 2015 Supreme Court Decision

General Principles



- Time Place Manner restrictions are OK
- Cannot restrict content
- No user-specific restrictions or allowances

Sign Basics to Know



- Sign area = single rectangle
- Sign elements
- Sign size = % of facade





Significant Changes



 Increase number of wall signs per facade (total sign area does not change)

Office: 1 to 2

Commercial: 1 to 3







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Office: 1 to 2

Commercial: 1 to 3







- Recognize variety of construction and use
- Traditional multi-story office building
 - Signs per building
- Multi-story/Multi-tenant
 - Also allow ground floor tenant signage
- Single-story/Multi-tenant
 - Allow signs per business (similar to commercial)
- Similar building configurations added for commercial signs







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- Point-of-activity
- Canopy over 200 s.f.



G10 - Double Unit







CHARCOAL



- Point-of-activity
- Canopy over 200 s.f.





Gas Stations



- Cannot be treated separately
- Incidental sign may substitute for previously-allowed monument sign
- Option for digital display on large canopies
- Existing monument signs become nonconforming





Incidental Signs



- Common usage could include permanent sales or leasing information, directional information, etc.
- If post-mounted, new design requirements
- Existing signs that become nonconforming removed by January 1, 2022
 - Permanent leasing sign for multi-family, office or commercial
- Permit required

Incidental Signs





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Highway Monument Sign



- Number allowed based on size of development
- 300 s.f. of sign area

Highway Monument Sign





All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage.

SPECIFICATIONS:

- PROPOSED LED HIGHWAY MONUMENT SIGN
- BASE CONSTRUCTION OF NATURAL STONE
- PAINTED ALUMINUM CABINET AND TOPPERS
 OPTIONAL INTERNALLY-ILLUMINATED OR NON-ILLUMINATED CUSTOMER ID PORTION
- MAX 200 SQ FT OF SIGNAGE
- FULL COLOR ELECTRONIC MESSAGE CENTER
- MAX HEIGHT OF SIGN 30FT WITH OVERALL MAX HEIGHT OF 35FT INCLUDING BASE PER RIGHT-OF-WAY GRADE

• LANDSCAPING AROUND HIGHWAY MONUMENT SIGN BY CUSTOMER

LOCATION:

APPROVED:

CUSTOMER:

CITY OF OVERLAND PARK **DANIELLE HOLLRAH** 8500 SANTA FE DRIVE OVERLAND PARK, KS 66212

DATE: 12/11/18 DESIGN NO: CP - 30390 ARTIST: JH

DATE:

SCALE: 3/16" = 1"



2018 LUMRICUS RECN. Not. This design is the properly of LUMRICUS RECN. Not. Right are brustered to the customer upon complication of order. This design is not to be used in whole or in port without the written permission of the company. The PANTONE (PMS) and/or virule closes show on printed advantages are of social customers as well as the printed advantage of the particular and the printed advantage of the particular and the p



- Monument sign no change
 - Signs not allowed in entry medians
 - Grading plan required when adjacent to unimproved thoroughfare
 - Overall structure height limited to accessory use height
- New internal subdivision monument sign type

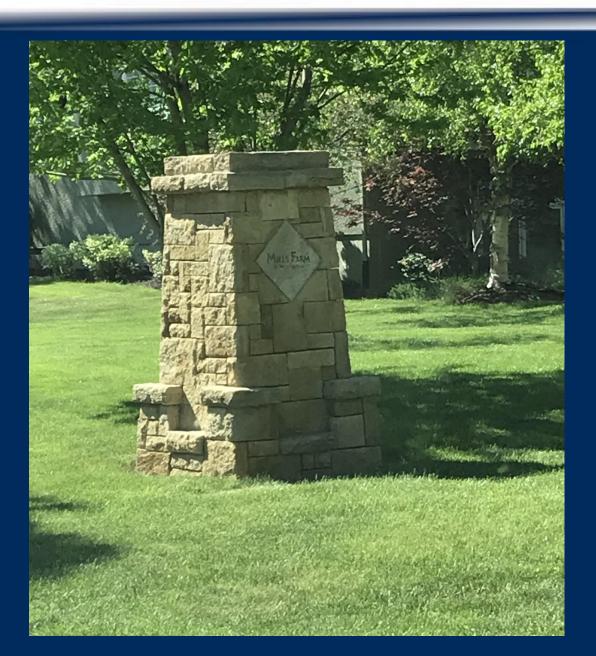






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Residents



Temporary Signs - Residential				
Sign Type	Number Limit	Sign Area Limit	Height Limit	Time Limit
Stake Sign	Up to 3 per lot	9 total s.f. for all stake signs	6 feet	60 days

- When actively for sale or lease additional sign allowed for duration
- Additional temporary sign for corner lots
- State Statute preempts number limit on political signs during election season

Temporary Signs - Commercial



- 4 types
- Allow 3 per development plus wall-mounted banner per business
- Time limit per type; 30 days between displays
- Special event permit required only to exceed size, duration, number
- Temporary messages in a permanent display allowed

Temporary message in permanent display







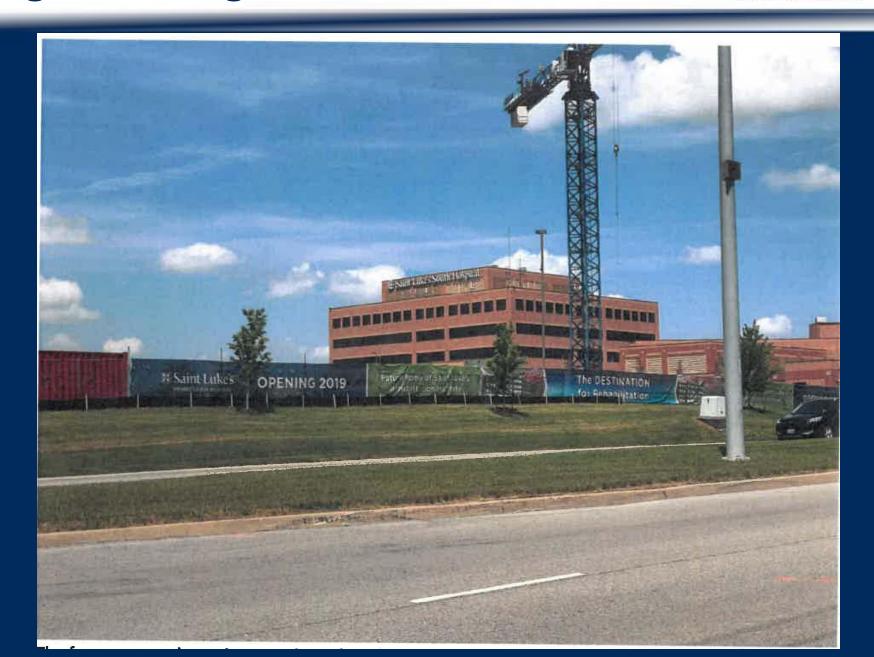
Signs During Construction



- Additional temporary signs for permitted construction activities
- 4 types
 - Adds fence-mounted
 - Adds construction site screening
- Allow 3 per project

Signs During Construction





Signs During Construction





Special Use Permits



- Billboards increased time limit from 3 to 5 years
- Highway monument sign with Digital Display
 - Allowed for CP-2 or CP-3 and SUP of certain size
 - Spacing
 - Hold times, transitions and brightness defined
 - Related buildings must be constructed first

Special Use Permits





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- . LANDSCAPING AROUND HIGHWAY MONUMENT SIGN BY CUSTOMER

| DATE: 9/30/19 |
| DESIGN NO: CP - 32956r1 |
| ARTIST: JH |
| SCALE: 1/8* = 1! |



Special Use Permits (continued)



- Building-mounted Digital Display
 - CP-O and SUP of certain size
 - Setback from highway
 - Size limited to 10% of facade
 - Located integral to building architecture
 - Movement and brightness defined

Special Use Permits (continued)





Next Steps



- November 9th Planning Commission
- December 7th City Council