

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: August 7, 2023

Staff Contact: Leslie Herring, City Administrator

Action Item: Consider application of property owner Midwest Transplant Network, Inc. to allow the installation of directional parking signs in the main parking lot at property at 1900 W. 47th Pl., Westwood, KS 66205

OWNER OF RECORD: Midwest Transplant Network, Inc. Midwest Transplant Network purchased the property in April of 1994.

APPLICANT: The application is filed by Midwest Transplant Network Inc., property owner of record.

LOCATION: The property is located at 1900 W. 47th Place.

ZONING: C-O; Office and Commercial District.

PROPOSED PROJECT: Installation of two monument-type parking directional signs at the main entrance to the property from State Line Road and an “Exit Only Do Not Enter” sign at the entrance to the ambulance garage from 47th Place.

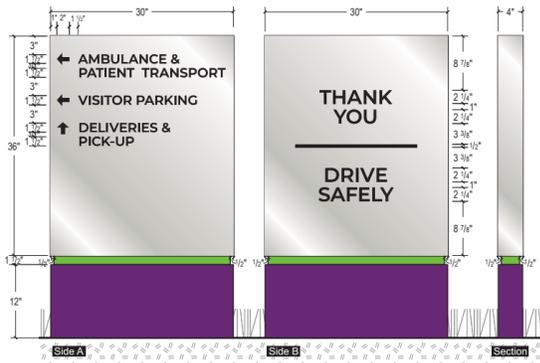
BACKGROUND:

Project for Consideration

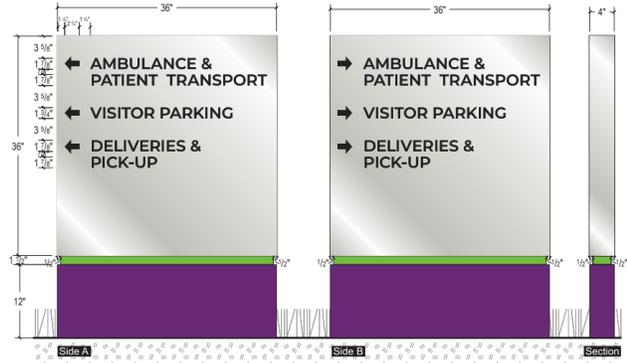
Midwest Transplant Network (MTN), a federally designated, non-profit Organ Procurement Organization located in a four-story commercial building owned by MTN in the northeast corner of Westwood, Kansas at 47th Place and State Line Road, has recently completed a building renovation and operation expansion. As part of this building and site modification, MTN would like to install two monument-type directional parking signs near the main entrance to the property from State Line Road. They would also like to install a post-mounted “EXIT ONLY DO NOT ENTER” sign near the entrance to the ambulance garage from 47th Place.

REQUESTED ACTION: A decision to allow installation of two monument-type parking directional signs at the main entrance to the property from State Line Road and an “Exit Only Do Not Enter” sign at the entrance to the ambulance garage from 47th Place.

- Notes
- ① Aluminum cabinet, painted in approved colors, with vinyl copy. Construction details and mount type TBD.
- Font: Montserrat Semibold
- Metallic Silver
 - Green PMS 368
 - Purple PMS 2613



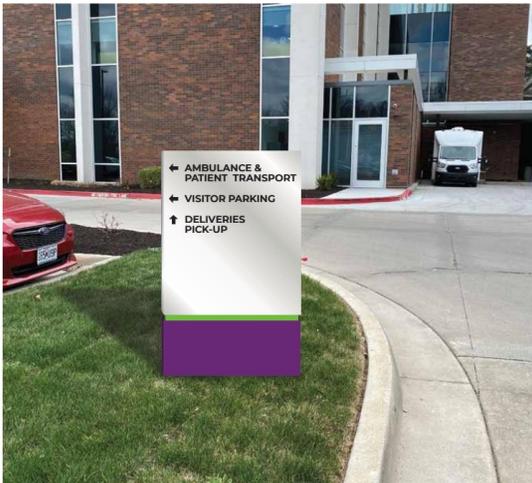
A Type A.1 - Details scale: 1" = 1'-0"



B Type A.2 - Details scale: 1" = 1'-0"

<p>STAR SIGNS, LLC 801 EAST 180TH STREET LAWRENCE, KANSAS 66044 785.842.4893 785.842.2947 WWW.STARSIGNS.COM</p>	<p>Midwest Transplant Network</p>	<p>Type A.1 - Qty (1) Type A.2 - Qty (1)</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<p><input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED REJECTED <input type="checkbox"/> REVISE AND RESUBMIT</p> <p>DATE _____ SIGNATURE _____</p>	<p>SP: BR Pkt: BR Desq: CB</p>	<p>PRINTED: 04/21/2023</p>
<p>THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.</p>	<p>10789 7001</p> <p>Alt # SO #</p>	<p>FIRST PRINT: 04/20/2023</p> <p>1 SHEET</p>													

DO NOT SCALE DRAWING



A Photo Mock-up scale: NTS



<p>STAR SIGNS, LLC 801 EAST 180TH STREET LAWRENCE, KANSAS 66044 785.842.4893 785.842.2947 WWW.STARSIGNS.COM</p>	<p>Midwest Transplant Network</p>	<p>Type A.1 - Qty (1) Type A.2 - Qty (1)</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<p><input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED REJECTED <input type="checkbox"/> REVISE AND RESUBMIT</p> <p>DATE _____ SIGNATURE _____</p>	<p>SP: BR Pkt: BR Desq: CB</p>	<p>PRINTED: 04/21/2023</p>
<p>THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.</p>	<p>10789 7001</p> <p>Alt # SO #</p>	<p>FIRST PRINT: 04/20/2023</p> <p>2 SHEET</p>													

DO NOT SCALE DRAWING

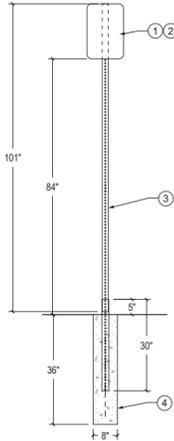
DO NOT SCALE DRAWING

Notes

- ① 0.080" aluminum sheet, mill finish. Two 3/8" holes. SafetySign, EGP White reflective. X2492
- ② Reflective white vinyl with digitally printed red graphics as shown.
- ③ 2" sq x 12 ga. galv. steel post, with 2 1/4" sq. anchor sleeve. Both have 7/16" holes on 1" centers, four sides. Post overlaps anchor by 4 holes, above footing. Secure with (2) 5/16" pltd. stl. corner bolts.
- ④ Concrete footing, 12" OD x 36" deep, 4000 PSI, Sakrete or sim. 80# bag, two per hole.



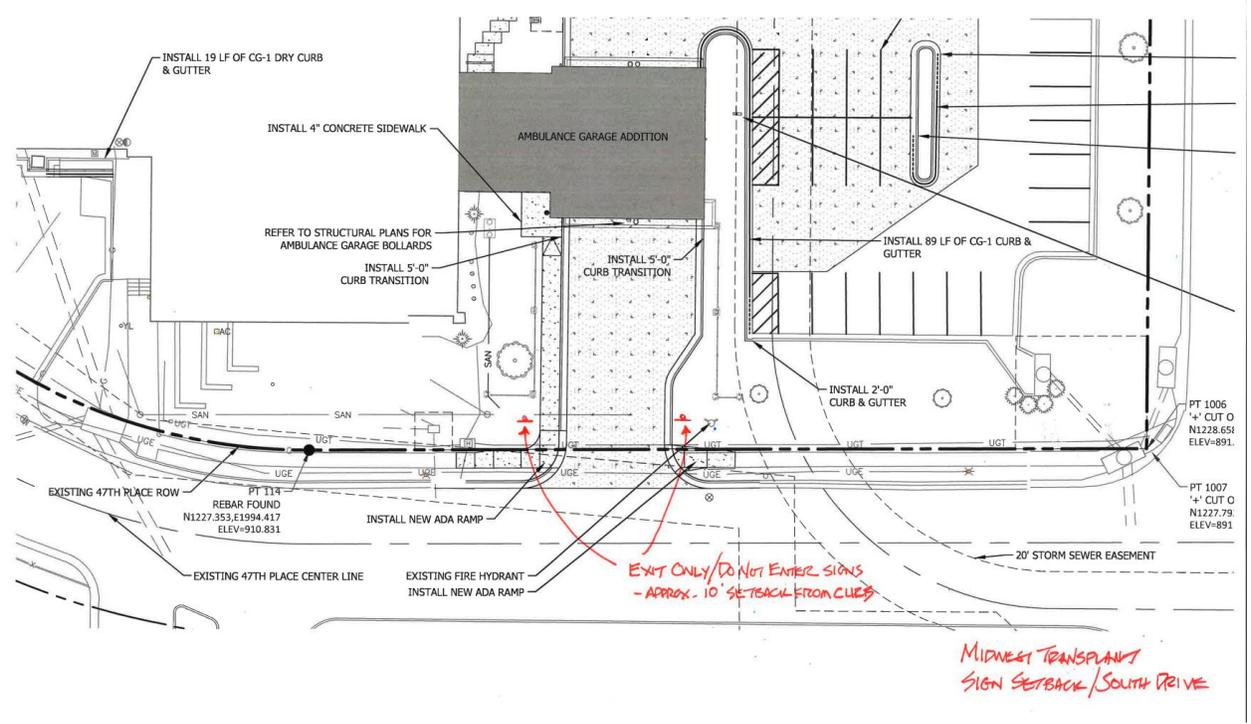
A Type F - Exit Sign scale: 1/2" = 1'-0"



A Post detail scale: 1/2" = 1'-0"

 STAR SIGNS, LLC 80 EAST 160TH STREET LAWRENCE, MISSOURI 64544 781.842.4893 781.842.2147 WWW.STARSIGNS.COM	Midwest Transplant Network Type F - Exit (2)	REVISIONS THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C. AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.	<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED REVISION	<input type="checkbox"/> REVISED AND RESUBMIT	SP. NR. PLS. NR. DRWG. CD. 10789 7001	PRINTED: 08/11/2023 PLOT#: 04100283
			DATE: _____ SIGNATURE: _____	7 SHEET			

DO NOT SCALE DRAWING



MIDWEST TRANSPLANT
 SIGN SETBACK / SOUTH DRIVE

REVIEW CRITERIA: The following zoning ordinance provisions are relevant to this request:

9.3.2 Office and Professional Districts; C-O

The following signs shall be permitted in office and professional districts:

- A. Any sign allowed in the residential districts.
- B. Each building or complex, single or multi-tenanted, shall be allowed one non-illuminated or indirectly illuminated monument sign, not to exceed 5 feet in height, along the frontage of each dedicated public street abutting the property. Such sign shall identify only the name of the building or complex and list the tenant(s) housed therein.
 - 1. Buildings or complexes with less than 100 feet of street frontage shall be restricted to signs not exceeding 20 square feet in area per face and be limited to two faces per sign.
 - 2. Buildings or complexes with more than 100 feet of street frontage shall not exceed 30 square feet area per face and be limited to two faces per sign.
- C. In addition to the monument sign(s), each business or commercial establishment shall be permitted one non-illuminated, illuminated channel cut letter, or indirectly illuminated wall, projecting, or awning sign along the frontage of each dedicated public street abutting the property. The total area of each sign shall not exceed 10 percent of the area of the business facade on which it is placed, and the facade must be continuous with the tenant's gross leasable floor area.
- D. In addition to the wall, projecting, or awning sign referenced above, each business or commercial establishment shall be permitted window signage, the area of which will be calculated against the gross allowable wall sign area.

9.3.3 Retail and Business Districts; CP-1, C-1, P-1, The following signs shall be permitted in retail and business districts:

- A. Any sign allowed in the residential districts and the office and residential districts.
- B. Each building or complex, single or multi-tenanted, shall be allowed one non-illuminated or indirectly illuminated, monument sign, not to exceed 5 feet in height along the frontage of each dedicated public street abutting the property. Such sign shall identify only the name of the building or complex and list the tenant(s) housed therein.
 - 1. Buildings or complexes with less than 100 feet of street frontage shall be restricted to signs not exceeding 20 square feet in area per face and limited to two faces per sign.
 - 2. For multi-tenanted retail buildings or complexes, with 8 or more storefronts or tenant spaces, the owner may double the allowable area for one street frontage by either doubling the area of the sign, not to exceed 5 feet in height, or by doubling the number of signs on one street frontage.

C. In addition to the monument sign(s), each business or commercial establishment shall be permitted one non-illuminated, illuminated channel cut letter, or indirectly illuminated wall, projecting, or awning sign. The total area of each sign shall not exceed 10 percent of the area of the business facade on which it is placed, and the facade must be continuous with the tenant's gross leasable floor area. Business establishments having frontage on more than one dedicated public street may have the wall or awning sign on each frontage.

D. Ground signs specifically for the purpose of guiding and directing vehicular traffic shall be permitted in parking districts.

E. Notwithstanding any other provisions herein, in any district zoned for retail sales, a tenant or property owner may have an additional temporary sign for cumulative periods not to exceed fourteen days in any calendar year, and such sign shall be no larger than 32 square feet. A no-fee permit shall be required for such additional temporary sign.

APPROVAL CRITERIA: Pursuant to Westwood Zoning Ordinance 9.2.1.C,

It shall be the duty of the Building Official, upon filing of an application for a sign permit, to review the application and to conduct such other investigation as is necessary to determine the accuracy of the application and reach a decision within fourteen days of the application being completed and filed with the City. If it shall appear that the applicant has provided the information requested in the application, and that the proposed sign will comply with the ordinances of the City, the Building Official shall forward the sign permit to the Planning Commission for a review of the sign.

STAFF ANALYSIS: Staff has reviewed the requested additional signage and has confirmed that it is:

- a. Not placed within the right-of-way;
- b. Not placed to obstruct any sight distance triangles; and
- c. Not overwhelming in size or location.

STAFF RECOMMENDATION: Staff recommends approval of the requested signage as no detrimental impacts have been identified by its approval and, in fact, installation of these interior directional signs may even help to prevent confusion of motorists exiting the public road into the site, minimizing potential crashes.

Suggested Motion:

I move to approve the application of Midwest Transplant Network, Inc. to allow the installation of parking lot directional parking signs as presented at property at 1900 W. 47th Pl., Westwood, KS 66205.
