

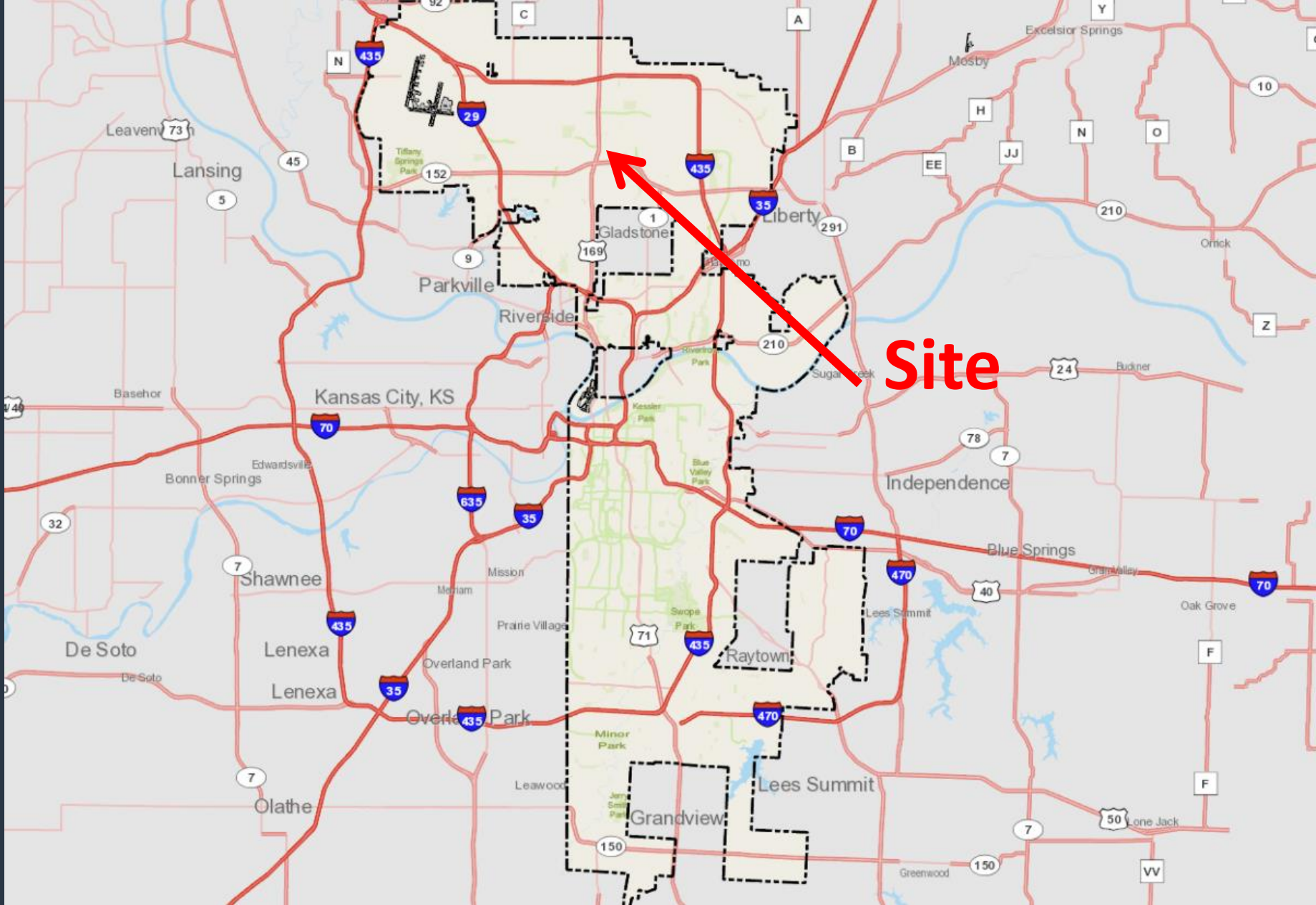
Docket # 4

Case No. CD-CPC-2023-00037

Council Approved Signage Plan

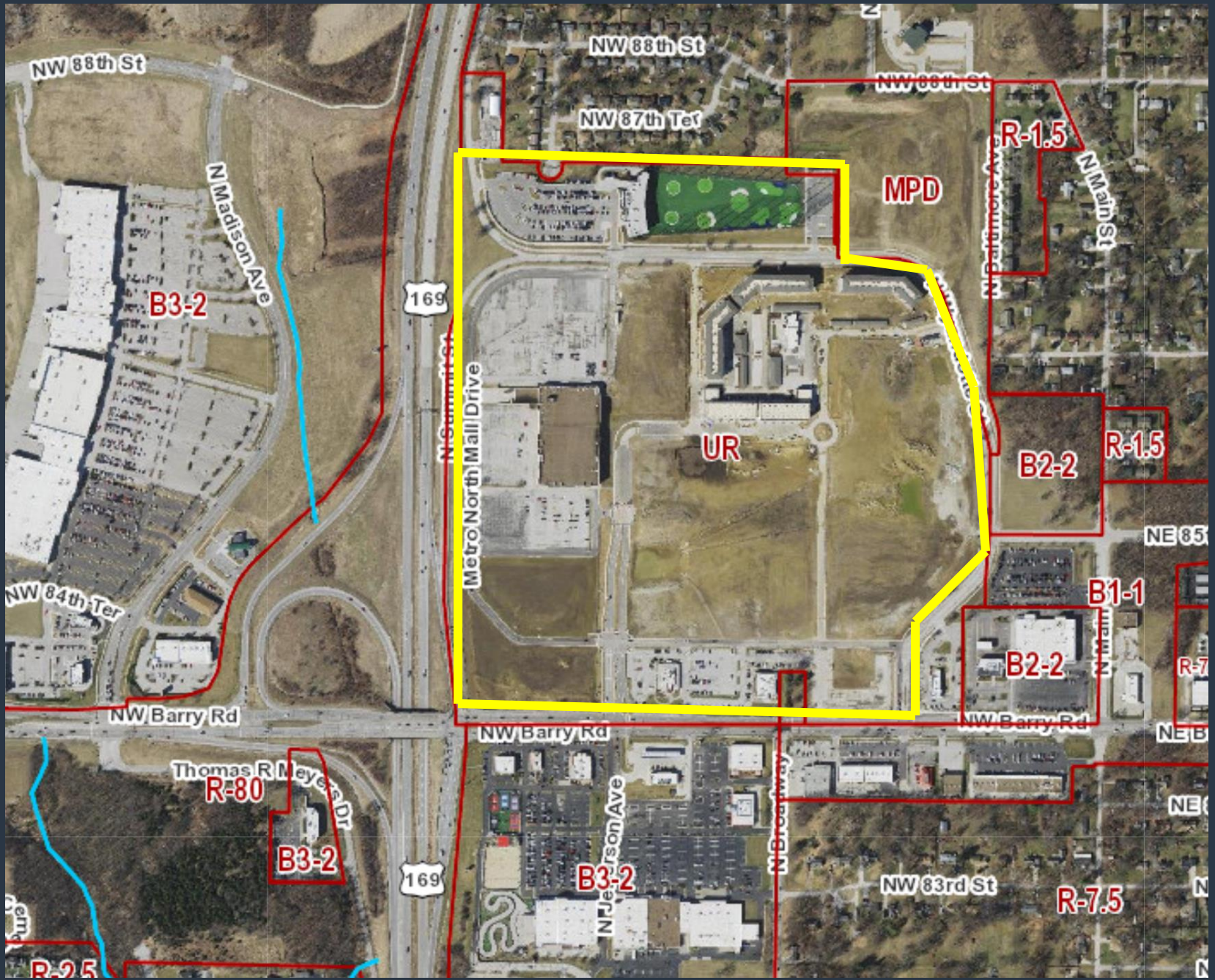
Metro North Crossing Signage Plan





Site





Case No. CD-CPC-2023-00037



88-445-11-B. APPLICABILITY

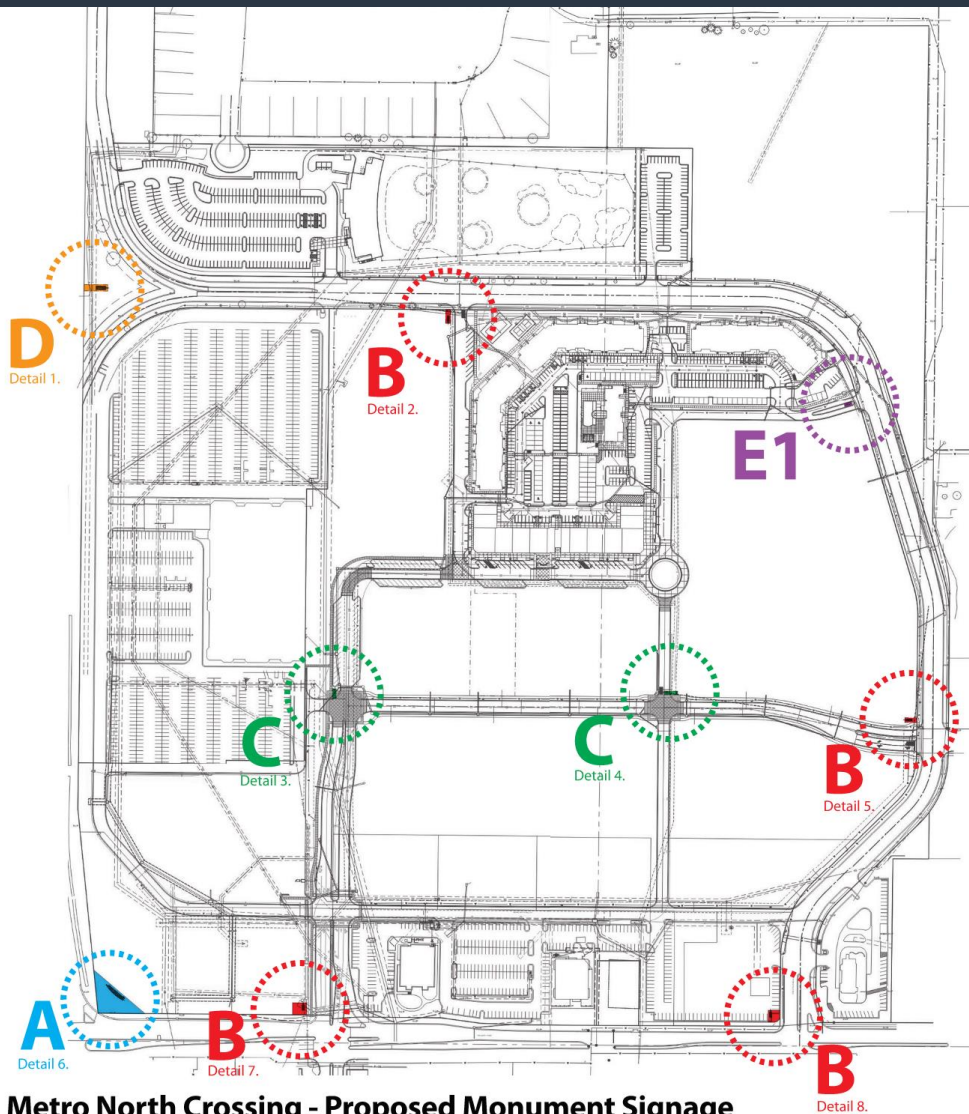
1. An applicant may apply for Council Approved Signage Plan approval for any property zoned B3, B4, D, UR, M, MPD, SC, or KCIA having a minimum of 10 contiguous acres of area, except that the minimum zoning and acreage requirement shall not apply to property within the downtown loop and except that the minimum acreage requirement shall not apply to any property located along an interstate highway within one mile of a sports complex stadium. Approval of a Council Approved Signage Plan shall require findings specific to the request that reflect the land use and design elements which specifically relate to the special circumstances associated with the application.






88-445-11-E. STANDARDS

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

1. The plan shall comply with the purpose of this chapter and the overall intent of this section.
2. 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.
3. The signs will not create a safety or traffic hazard.
4. The plan shall accommodate future revisions that may be required because of changes in use or tenants.
5. 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.
6. Banner signs shall only be allowed if attached to light poles with frames on the top and bottom of the banners.
7. 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.





- A**  Primary Gateway Feature Monument Signage
- B**  Tertiary Monument Signage
- C**  Wayfinding Signage
- D**  Development Large Pylon Signage
- E1**  Existing Woodstone Apartment Monument Signage

See Signage Location Plan Sheet for detailed signage tract locations and dimensions.

Metro North Crossing - Proposed Monument Signage

(Council Approved)

Kansas City, Missouri

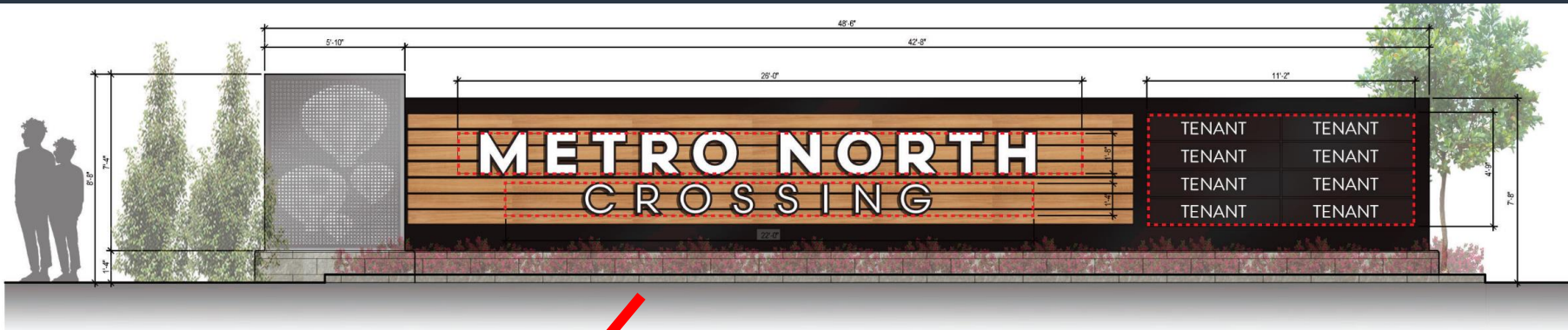
SAI# 190502 03.15.2023

REVISED 04.17.2023

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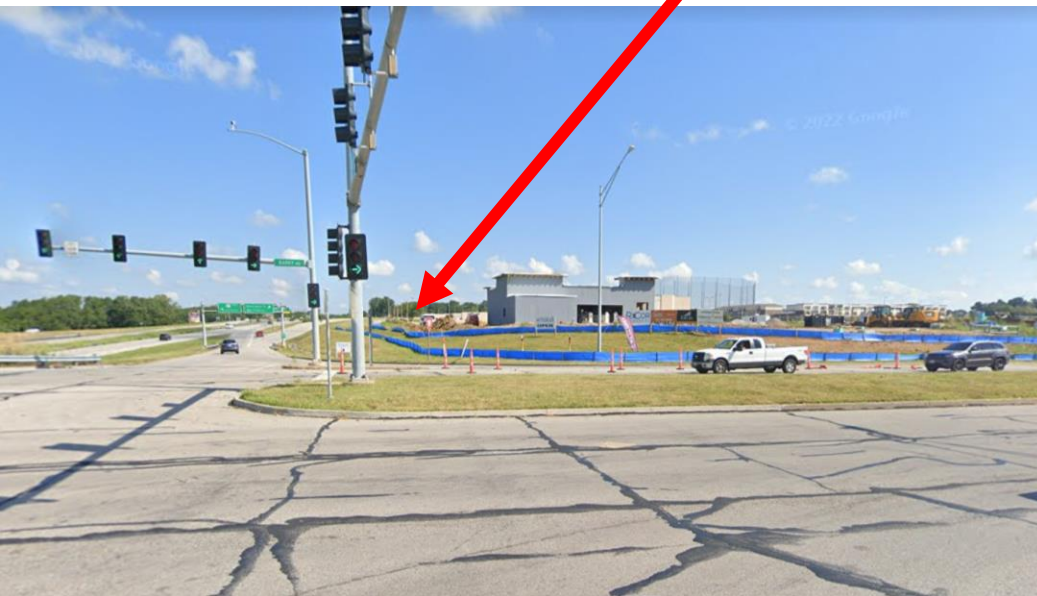


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A. Primary Gateway Feature Monument Signage

See Sheet A-801 for detailed Gateway Feature Monument Signage materials and dimensions.



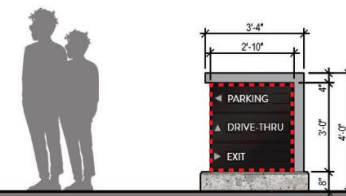
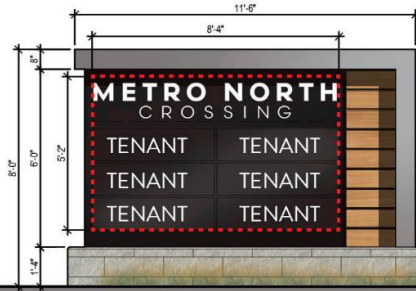
Kansas City, Missouri - Zoning Development Code
88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
Monument Signs						
Development district	2 per entrance; 1 per frontage without entrance	75	10	8	internal or external	88-445-08-A
PROPOSED	1	73 + 53 = 126 SF SIGN AREA	>10	8.67 FT	INTERNAL	

Note: Per 88-445-11. Council Approved Signage Plan

88-445-11.E Standards:

5. The plans shall comply with the standards of this chapter. Flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.



B. Tertiary Monument Signage

See Sheet A-802 for detailed Tertiary Monument Signage materials and dimensions.

Kansas City, Missouri - Zoning Development Code
88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
Monument Signs						
Development district	2 per entrance; 1 per frontage without entrance	75	10	8	Internal or external	88-445-08-A
PROPOSED	4	43 SF SIGN AREA	>10	8 FT	INTERNAL	

Metro North Crossing - Proposed Monument Signage

(Council Approved)

Kansas City, Missouri

SAI# 190502 03.15.2023

REVISED 04.17.2023

C. Wayfinding Signage

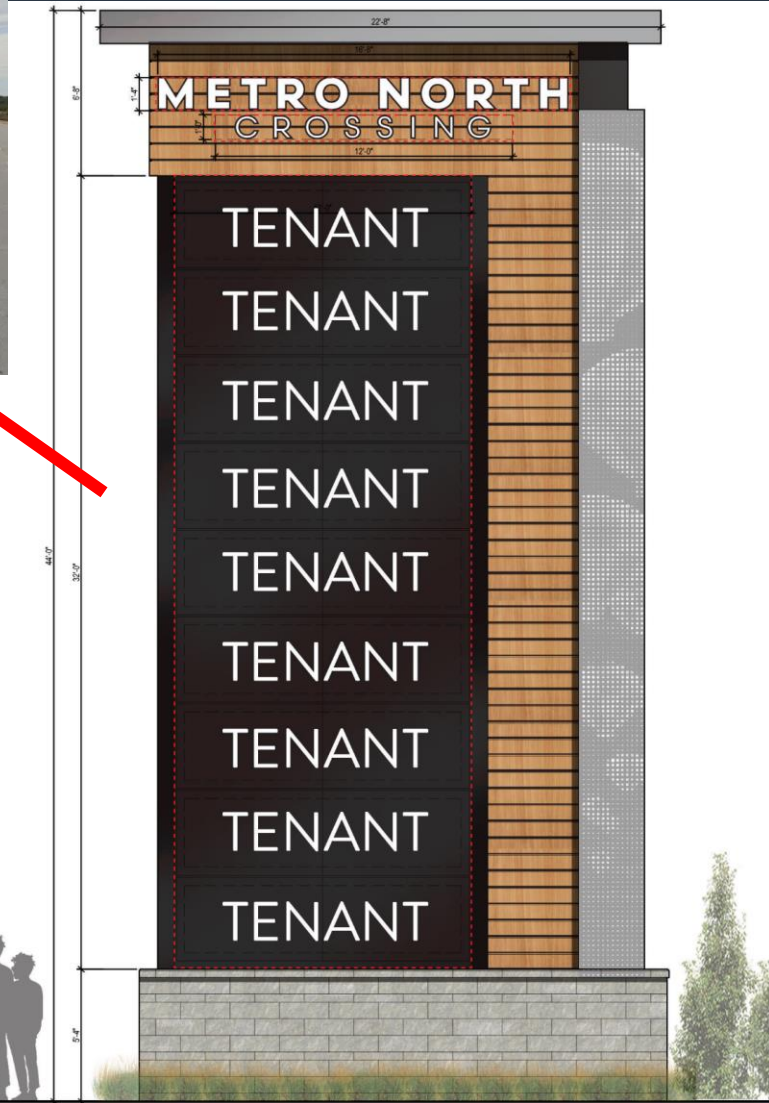
See Sheet A-802 for detailed Wayfinding Signage materials and dimensions.

Kansas City, Missouri - Zoning Development Code
88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
Incidental Signs	as required to direct pedestrian and vehicular traffic	6 for commercial; 2 for residential development	10	3 (freestanding); 8 (wall-mounted)	Internal or external	88-445-08-G
PROPOSED	2	8 SF SIGN AREA	>10	4 FT	INTERNAL	

Note: Per 88-445-11. Council Approved Signage Plan 88-445-11.E Standards:

5. The plans shall comply with the standards of this chapter. Flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.



88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
Oversized Monument Signs						
Properties zoned B3 and higher of minimum 15 acres in area and adjacent to a limited access highway	1 per major street frontage	300	20	35	Internal or external	88-445-08-B
PROPOSED	1	384 + 34 = 418 SF SIGN AREA	>20	44 FT	INTERNAL	

Note: Per 88-445-11. Council Approved Signage Plan

88-445-11.E Standards:

5. The plans shall comply with the standards of this chapter. Flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.

D. Development Large Pylon Signage

See Sheet A-803 for detailed Development Large Pylon Signage materials and dimensions.



Metro North Crossing - Proposed Monument Signage (Council Approved)

Kansas City, Missouri

SAI# 190502 03.15.2023

REVISED 04.17.2023



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Staff Recommendation:

Case No. CD-CPC-2023-00037

Approval with Conditions