

COUNCIL APPROVED SIGNAGE PLAN



downtown
BUSINESS PARK



DOWNTOWN
underground

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

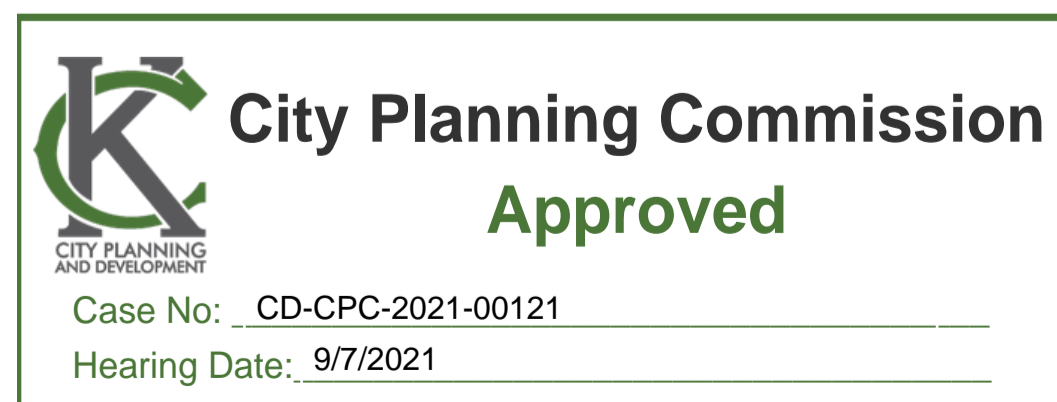
copaken  brooks

1201 W 31st St, Kansas City, MO 64108

88-445-11-A. PURPOSE

A Council Approved Signage Plan shall comply The Council Approved Signage Plan approval process is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement and allow flexibility in the size, height, duration, number and type of allowed signs. A Council Approved plan provides a means for defining common signage regulations for large or unique developments, to encourage maximum incentive and latitude in the design and display of signs and to achieve not circumvent the intent of this chapter.

Acknowledged-Copaken Brook's plan is to keep existing signage structures but refresh the signage faces and improve visibility.



88-445-11-B. APPLICABILITY

1. Legal Description- Zoned M1-5 -3101 MERCIER MADISON PLACE ALL LOTS 1 THRU 18 & E 1/2 OF LOTS 19 THRU 36 & ALL VAC ALLEY ADJ SD LOTS.
2. Legal Description- Zoned M1-5 -1201 W 31ST PRT NE 1/4 SW 1/4 SEC 18 49 33 INCLUDING PRT OF MADISON PLACE ALSO PRT OF HARRIES & EVANS ADD LY ABOVE ELEVATION 80 ON DATUM PLANE OF KANSAS CITY MO BEG ON S LI 31ST ST 6.41 FT E OF E LI VAC MERCIER ST TH S 00 DEG 08 MIN E 111.73 FT TH S 08 DEG 22 MIN W 445.96 FT TH W 322.11 FT TH S 94.0 FT TH W 115.0 FT TH N 146.25 FT TH N 13 DEG 19 MIN 10 SEC W 59.81 FT TH S 89 DEG 52 MIN W 20 FT TH N 00 DEG 40 MIN E 147.0 FT TH N 36 DEG 34 MIN E 299.0 FT TH N 00 DEG 08 MIN W 54.52 FT TO S LI 31ST ST AT PT 8.12 FT E OF W LI VAC TERRACE ST TH N 89 DEG 52 MIN E ALG S LI 31ST ST 352.29 FT TO BEG
3. Legal Description- Zoned M1-5 -PRT OF MADISON PLACE BEG ON S LI 31ST ST 8.12 FT E OF W LI VAC TERRACE ST TH S 0 DEG 08 MIN E 54.52 FT TH S 36 DEG 34 MIN W 113.22 FT TH N 145.29 FT TO S LI 31ST ST TH E ALG SD S LI 68.12 FT M/L TO BEG
4. Legal Description- Zoned M1-5 -3100-20 TERRACE 3101 TERRACE PRT OF MADISON PLACE BEG ON S LI 31ST ST 60 FT W OF W LI VAC TERRACE ST TH S 145.29 FT TH S 36 DEG 34 MIN W 185.78 FT TH S 0 DEG 40 MIN W 147 FT TH W ALG S LI MADISON PLACE TO E LI LIBERTY ST TH N ALG SD E LI 448.4 FT M/L TO S LI 31ST ST TH E ALG SD S LI 498 FT M/L TO BEG
5. Legal Description- Zoned M1-5 -3119 TERRACE / SEC 18 49 33 BEG 794.90 FT S OF NE COR OF SW 1/4 SD SEC TH S 707 FT M/L TH W 900 FT M/L TH NW ALG RR ROW 710 FT M/L TH N 524.25 FT TH E 620 FT M/L TH SE 59.81 FT TH S 146.25 FT TH E 140 FT TH S 133.80 FT TH E 615 FT M/L TO POB



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. **Acknowledged – signage complies.**
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. **Acknowledged – all comply and enhance the overall building park.**
3. The signs will not create a safety or traffic hazard. **Acknowledged – no safety or traffic hazard. They will be easy to read and provide lighting to allow for easier readability at night.**
4. The plan shall accommodate future revisions that may be required because of changes in use or tenants. **Acknowledged – Panels are easily replaceable based on tenant changes.**
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. **???** Does it technically with the sizing?
6. Banner signs shall only be allowed if attached to light poles with frames on the top and bottom of the banners. **Acknowledged – there are no banner signs requested in this signage plan.**
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. **Acknowledged – Neither are factors in our recommendation.**

Our Recommendation: Approved without Conditions



SECTIONS

1



DOWNTOWN BUSINESS PARK SIGN (East)

2



DOWNTOWN BUSINESS PARK SIGN (West)

3



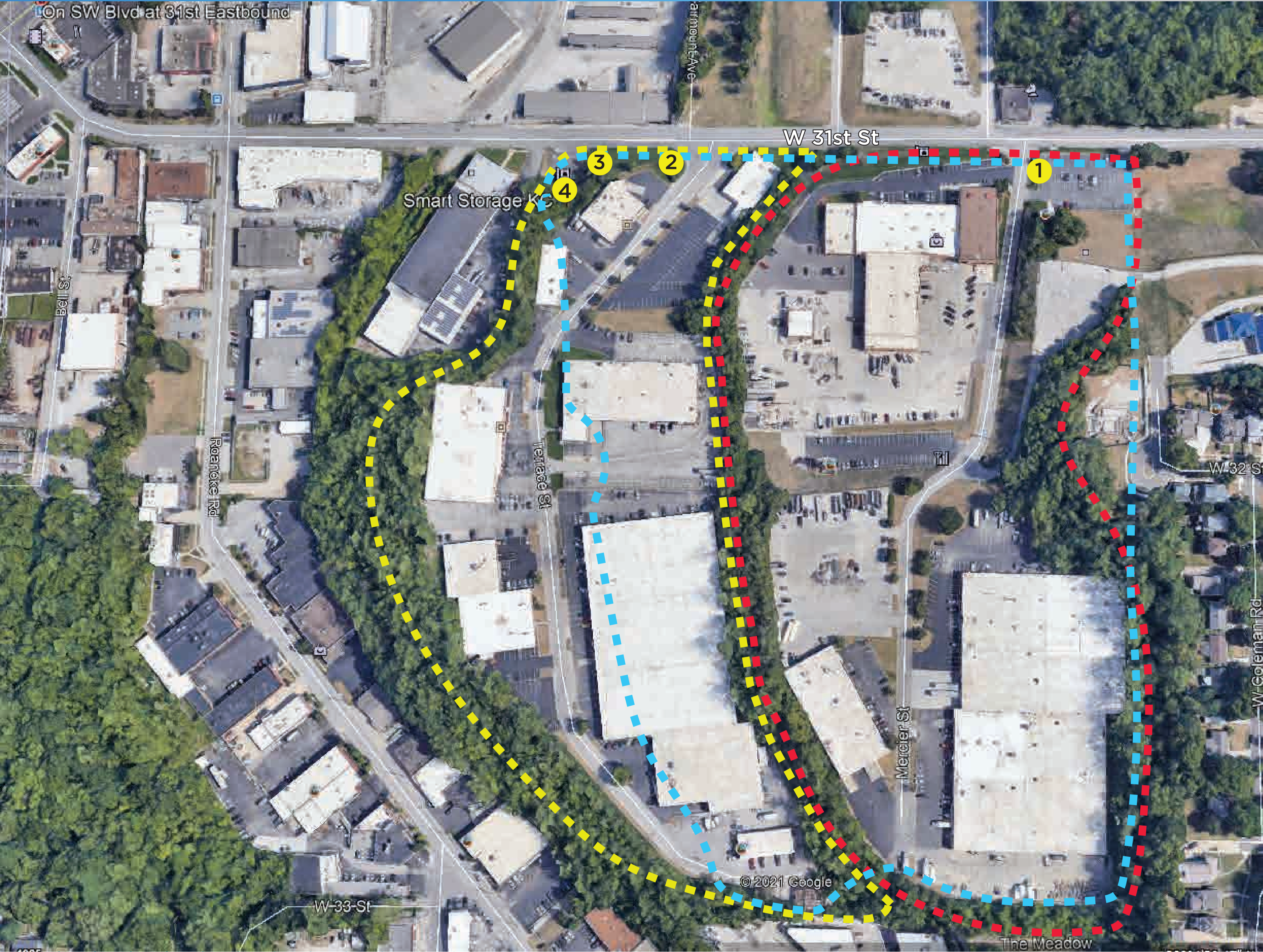
DOWNTOWN UNDERGROUND MONUMENT

4



DOWNTOWN UNDERGROUND CAVE ENTRANCE

DOWNTOWN BUSINESS PARK LOCATION MAP



--- DOWNTOWN UNDERGROUND

--- DOWNTOWN BUSINESS PARK WEST (ABOVE GROUND)

--- DOWNTOWN BUSINESS PARK EAST (ABOVE GROUND)

1  DOWNTOWN BUSINESS PARK SIGN (East)

2  DOWNTOWN BUSINESS PARK SIGN (West)

3  DOWNTOWN UNDERGROUND MONUMENT

4  DOWNTOWN UNDERGROUND CAVE ENTRANCE



City Planning Commission
Approved

Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

1

DOWNTOWN BUSINESS PARK SIGN (East)



DOWNTOWN BUSINESS PARK EAST 31st ST. & MERCIER ST. SIGN (EAST SIDE)

Existing Sign



Proposed Remodel



	EXISTING SIGN	PROPOSED REMODEL	KCMO CODE
STRUCTURE	EXISTING	USE EXISTING	
HEIGHT	20'	20'	24'
WIDTH	116"	120"	
LIGHTING	EXTERNAL	INTERNAL	
ZONED	M1-5	M1-5	
ACREAGE	24	24	
SIGN AREA SF	200 SF	200 SF	200 SF

USE EXISTING STRUCTURE - POLES AND CROSS BRACES AND EXISTING BASE. THE BASE IS THREE 5.25"X5" STEEL BEAMS DIRECT BURIED INTO UNDERGROUND POURED CONCRETE BASE - 60" HIGH BY 132" LONG BY 30" WIDE

INSTALL POLE COVERS AND REPLACE SIGN FACES

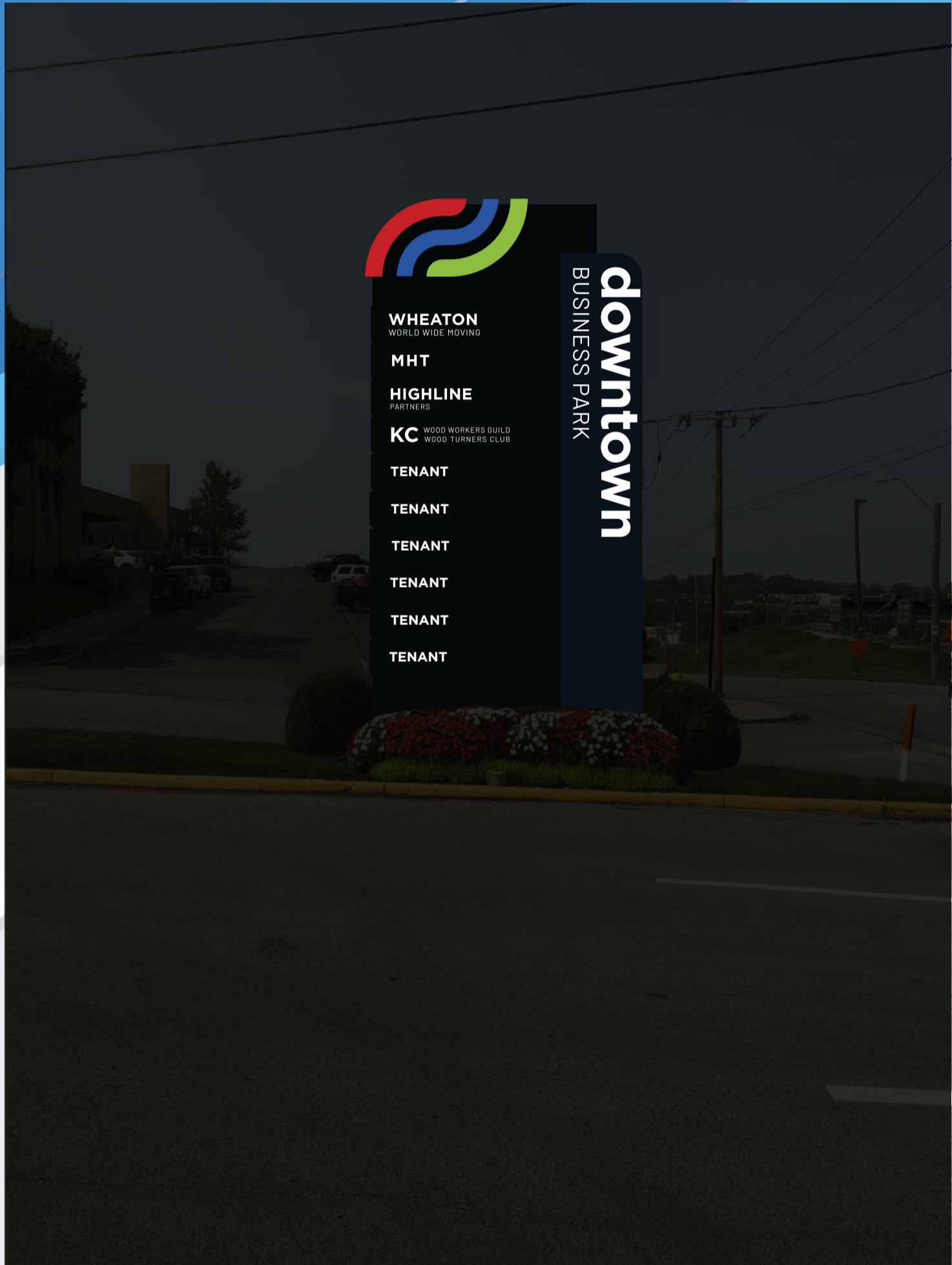
 **City Planning Commission**
Approved
 Case No: CD-CPC-2021-00121
 Hearing Date: 9/7/2021

copaken  brooks

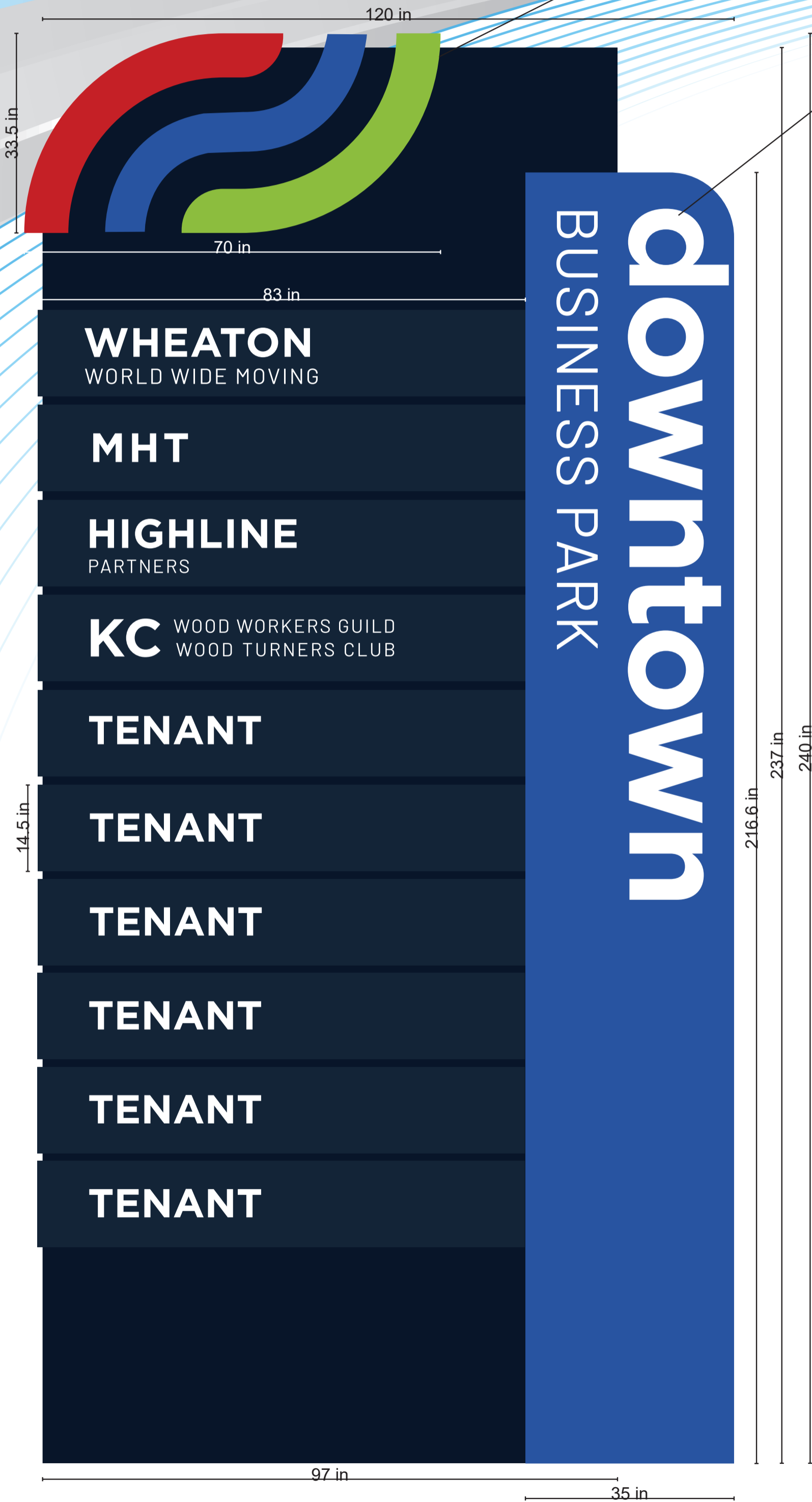
DOWNTOWN BUSINESS PARK EAST 31st ST. & MERCIER ST. SIGN (EAST SIDE)


City Planning Commission
Approved
 Case No: CD-CPC-2021-00121
 Hearing Date: 9/7/2021

NIGHT SHOT



FRONT



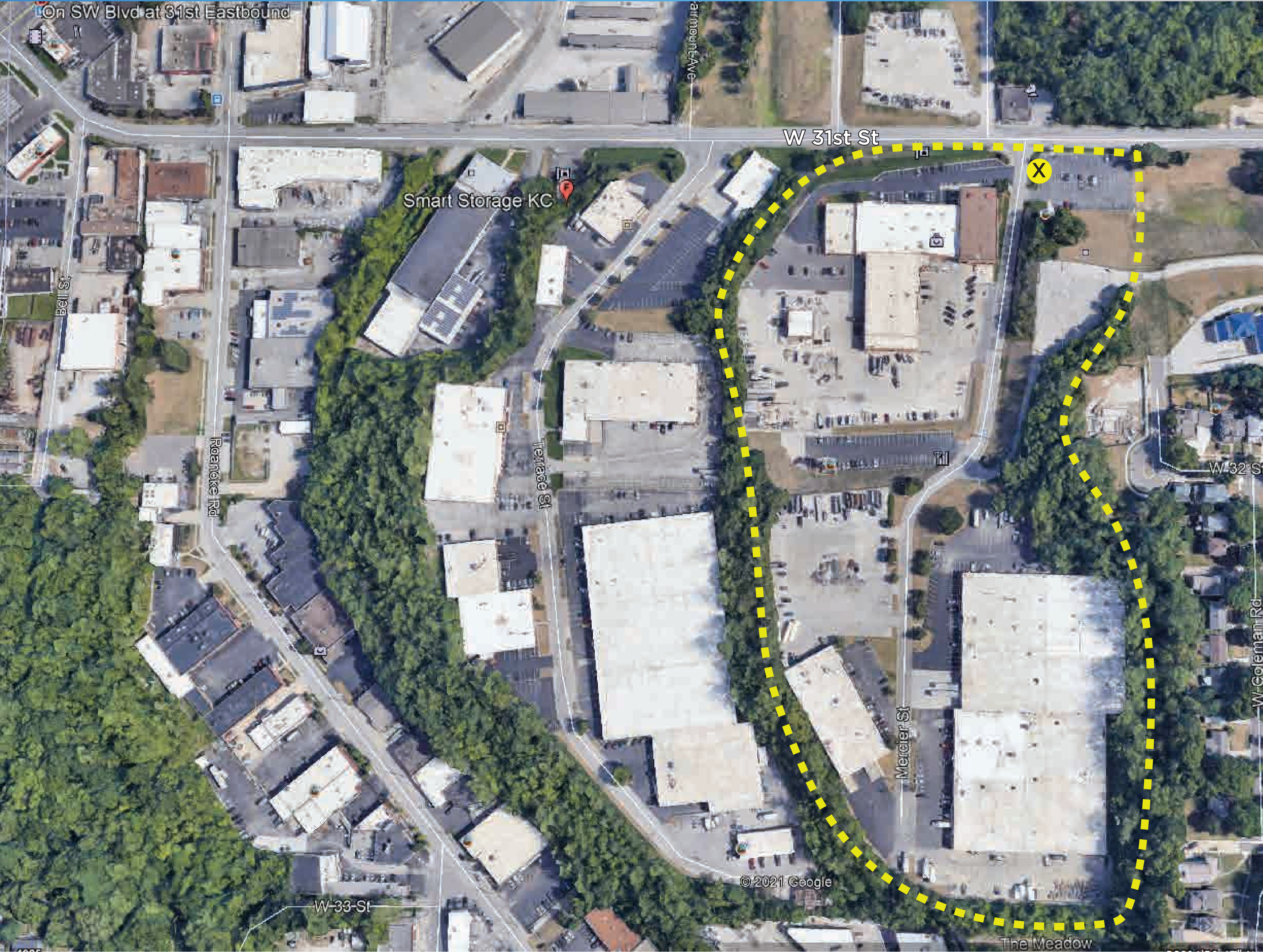
SIDES



MATERIALS

- FABRICATED ALUMINUM MONUMENT SIGN USING EXISTING STRUCTURE
- 1 1/2" ANGLE ALUMINUM AND .080" ALUMINUM SHEETING
- 3/16" ACRYLIC USED FOR LIT AREAS
- EXTRUDED ALUMINUM INDIVIDUAL SIGN CABINETS FOR TENANTS
- SHALLOW INTERNALLY LIT CHANNEL LETTER LOGO
- INTERNALLY ILLUMINATED WITH PRINCIPAL BRAND WHITE LED MODULES, 7,000K @ 1.32W EACH
- PAINTED TO CLOSELY MATCH CUSTOMER COLORS
- USING MATTHEWS ULTRA LOW VOC SATIN PAINT
- USE EXISTING POWER FROM PREVIOUS FLOOD LIGHTING

DOWNTOWN BUSINESS PARK EAST LOCATION MAP 31st ST. & MERCIER ST. SIGN (EAST SIDE)



--- DOWNTOWN BUSINESS PARK (ABOVE GROUND)

X EAST SIGN LOCATION

	<p>City Planning Commission Approved</p>
	<p>Case No: <u>CD-CPC-2021-00121</u></p>
	<p>Hearing Date: <u>9/7/2021</u></p>

DOWNTOWN BUSINESS PARK EAST LOCATION MAP 31st ST. & MERCIER ST. SIGN (EAST SIDE)



X EAST SIGN LOCATION

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

2

DOWNTOWN BUSINESS PARK SIGN (West)

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021



DOWNTOWN BUSINESS PARK WEST 31st ST. & TERRACE ST. SIGN (WEST SIDE)


City Planning Commission
Approved
 Case No: CD-CPC-2021-00121
 Hearing Date: 9/7/2021

Existing Sign



Proposed Remodel



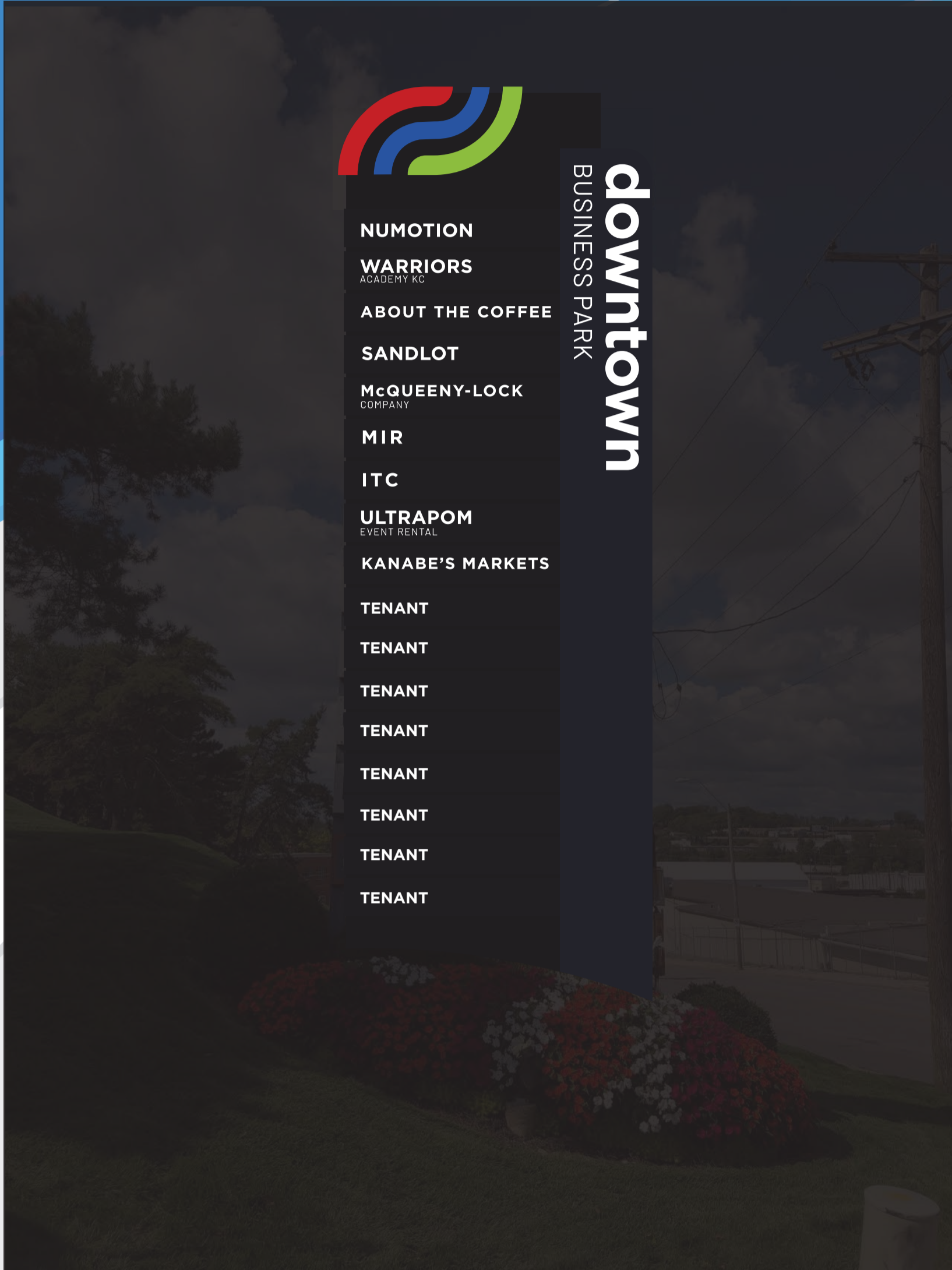
	EXISTING SIGN	PROPOSED REMODEL	KCMO CODE
STRUCTURE	EXISTING	USE EXISTING	
HEIGHT	30'	30'	35'
WIDTH	116"	120"	
LIGHTING	EXTERNAL	INTERNAL	
ZONED	M1-5	M1-5	
ACREAGE	25	25	
SIGN AREA SF	300 SF	300 SF	300 SF

USE EXISTING STRUCTURE - POLES AND CROSS BRACES AND EXISTING BASE. THE BASE IS THREE 5.25"X5" STEEL BEAMS DIRECT BURIED INTO UNDERGROUND POURED CONCRETE BASE - 84" HIGH BY 132" LONG BY 30" WIDE

INSTALL POLE COVERS AND REPLACE SIGN FACES

DOWNTOWN BUSINESS PARK WEST 31st ST. & TERRACE ST. SIGN (WEST SIDE)

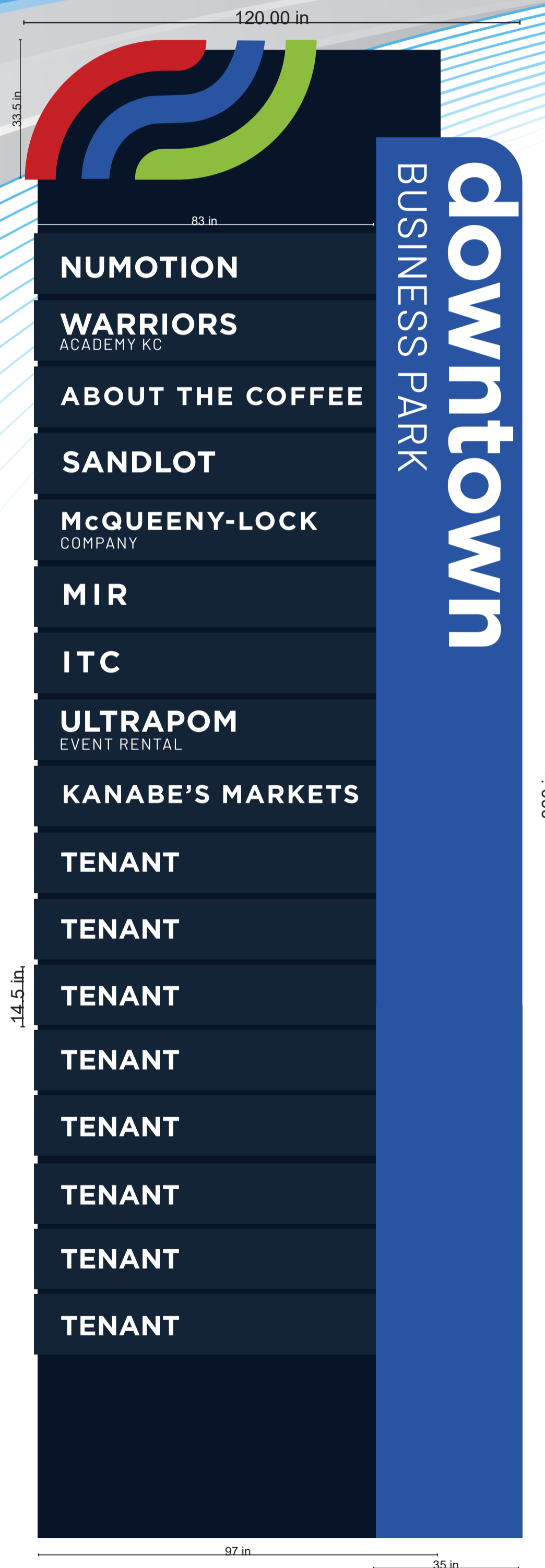
NIGHT SHOT



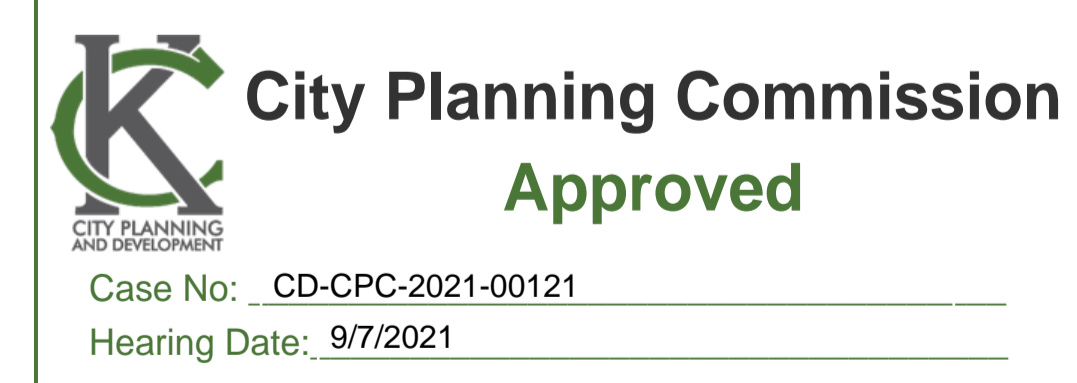
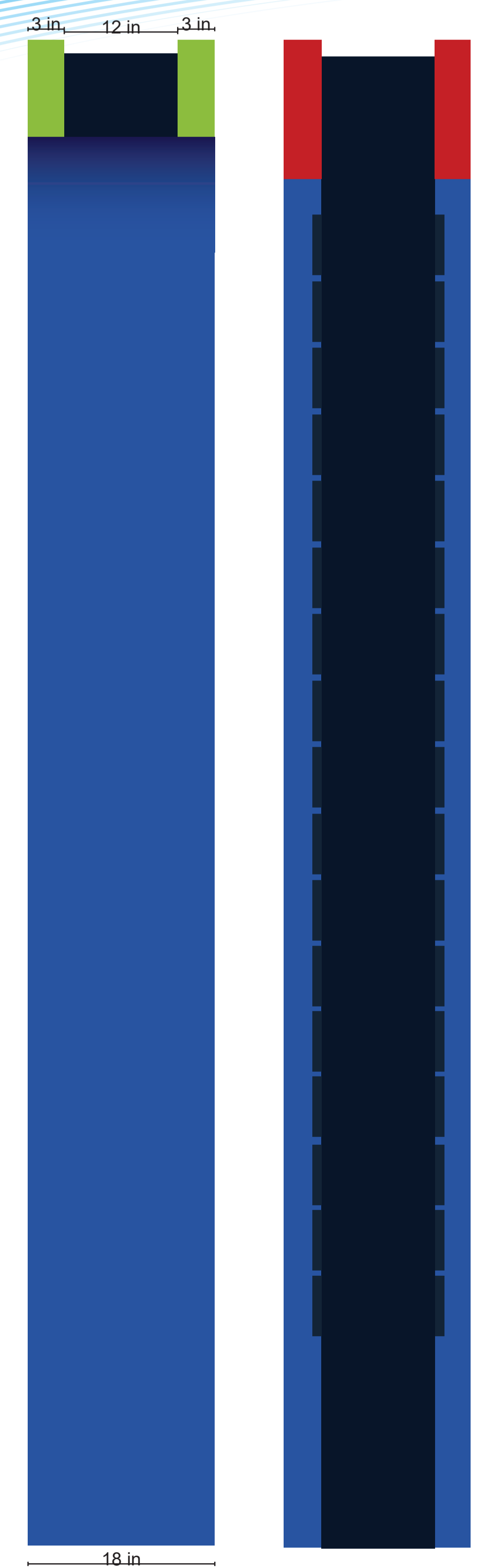
MATERIALS

FABRICATED ALUMINUM MONUMENT SIGN USING EXISTING STRUCTURE
 1 1/2" ANGLE ALUMINUM AND .080" ALUMINUM SHEETING
 3/16" ACRYLIC USED FOR LIT AREAS
 EXTRUDED ALUMINUM INDIVIDUAL SIGN CABINETS FOR TENANTS
 SHALLOW INTERNALLY LIT CHANNEL LETTER LOGO
 INTERNALLY ILLUMINATED WITH PRINCIPAL BRAND WHITE
 LED MODULES, 7,000K @ 1.32W EACH
 PAINTED TO CLOSELY MATCH CUSTOMER COLORS
 USING MATTHEWS ULTRA LOW VOC SATIN PAINT
 USE EXISTING POWER FROM PREVIOUS FLOOD LIGHTING

FRONT



SIDES




DOWNTOWN BUSINESS PARK WEST LOCATION MAP 31st ST. & TERRACE ST. SIGN (WEST SIDE)



----- DOWNTOWN BUSINESS PARK (ABOVE GROUND)

X WEST SIGN LOCATION

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

DOWNTOWN BUSINESS PARK WEST LOCATION MAP 31st ST. & TERRACE ST. SIGN (WEST SIDE)



X WEST SIGN LOCATION

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

3

DOWNTOWN UNDERGROUND MONUMENT

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021



DOWNTOWN BUSINESS PARK UNDERGROUND MONUMENT SIGN

Existing Sign



Proposed Remodel



DOUBLE SIDED

 City Planning Commission
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

copaken  brooks

DOWNTOWN UNDERGROUND MONUMENT SIGN

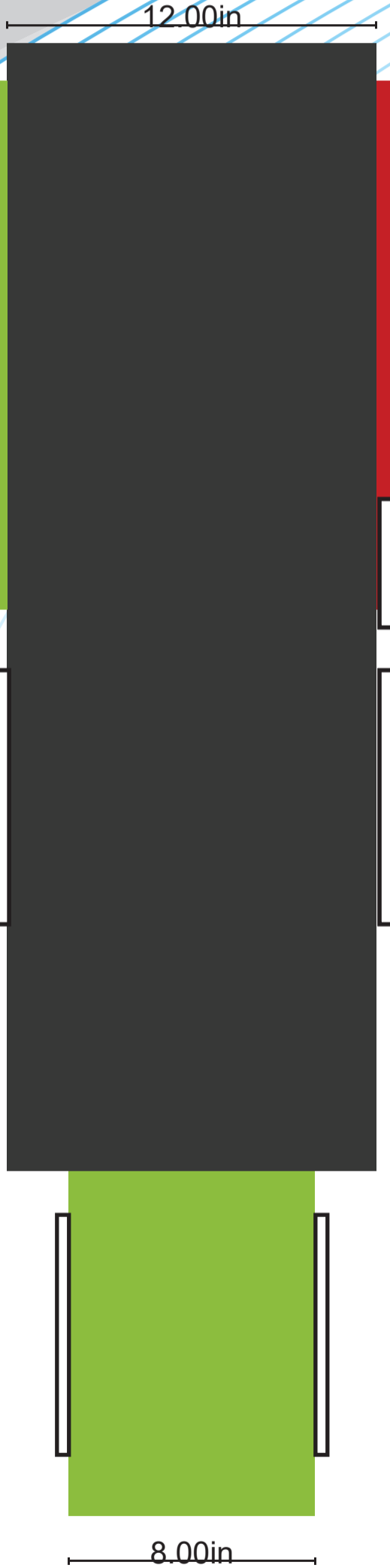
25 SQUARE FEET

NIGHT SHOT



MATERIALS

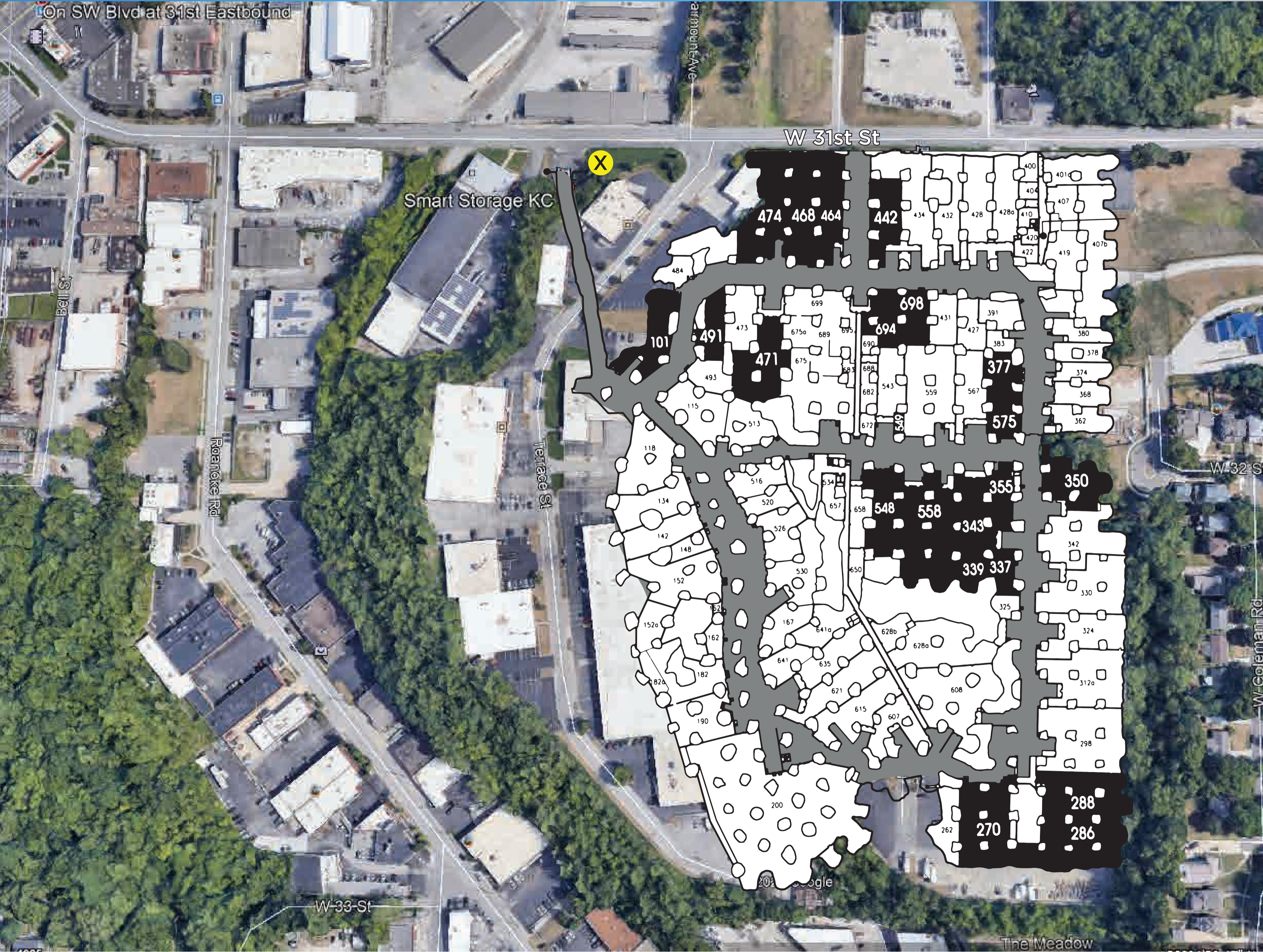
FABRICATED ALUMINUM MONUMENT SIGN USING EXISTING STRUCTURE
 1 1/2" ANGLE ALUMINUM AND .080" ALUMINUM SHEETING
 1/2" THICK ACRYLIC PUSH THROUGH LETTERING
 INTERNALLY ILLUMINATED WITH PRINCIPAL BRAND WHITE
 LED MODULES, 7,000K @ 1.32W EACH
 PAINTED TO CLOSELY MATCH CUSTOMER COLORS
 USING MATTHEWS ULTRA LOW VOC SATIN PAINT
 USE EXISTING POWER
 USE EXISTING CONCRETE POURED BASE 12" HIGH
 BY 72" LONG BY 12" WIDE



INTERNALLY LIT DOUBLE SIDED ROUTER CUT RADIUS CORNER CABINET
 2" REVEAL ON LOWER PORTION

City Planning Commission
Approved
 Case No: CD-CPC-2021-00121
 Hearing Date: 9/7/2021

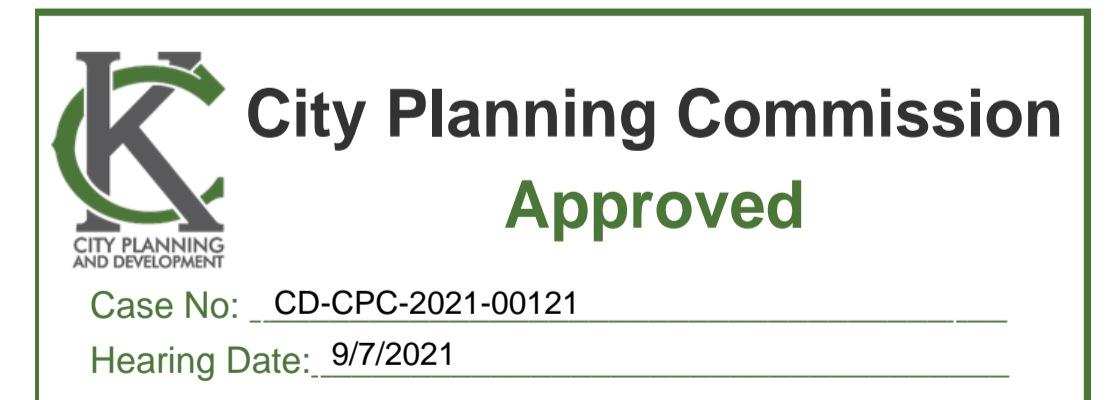
DOWNTOWN UNDERGROUND MONUMENT LOCATION MAP



X DOWNTOWN UNDERGROUND MONUMENT SIGN

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

DOWNTOWN UNDERGROUND MONUMENT LOCATION MAP



4

DOWNTOWN UNDERGROUND CAVE ENTRANCE

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

copaken  brooks

DOWNTOWN BUSINESS PARK UNDERGROUND ENTRANCE

536 S.F. Entrance

Existing Sign



Proposed Remodel



 City Planning Commission
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021

copaken  brooks

DOWNTOWN BUSINESS PARK UNDERGROUND ENTRANCE

49.7 S.F. of Signage

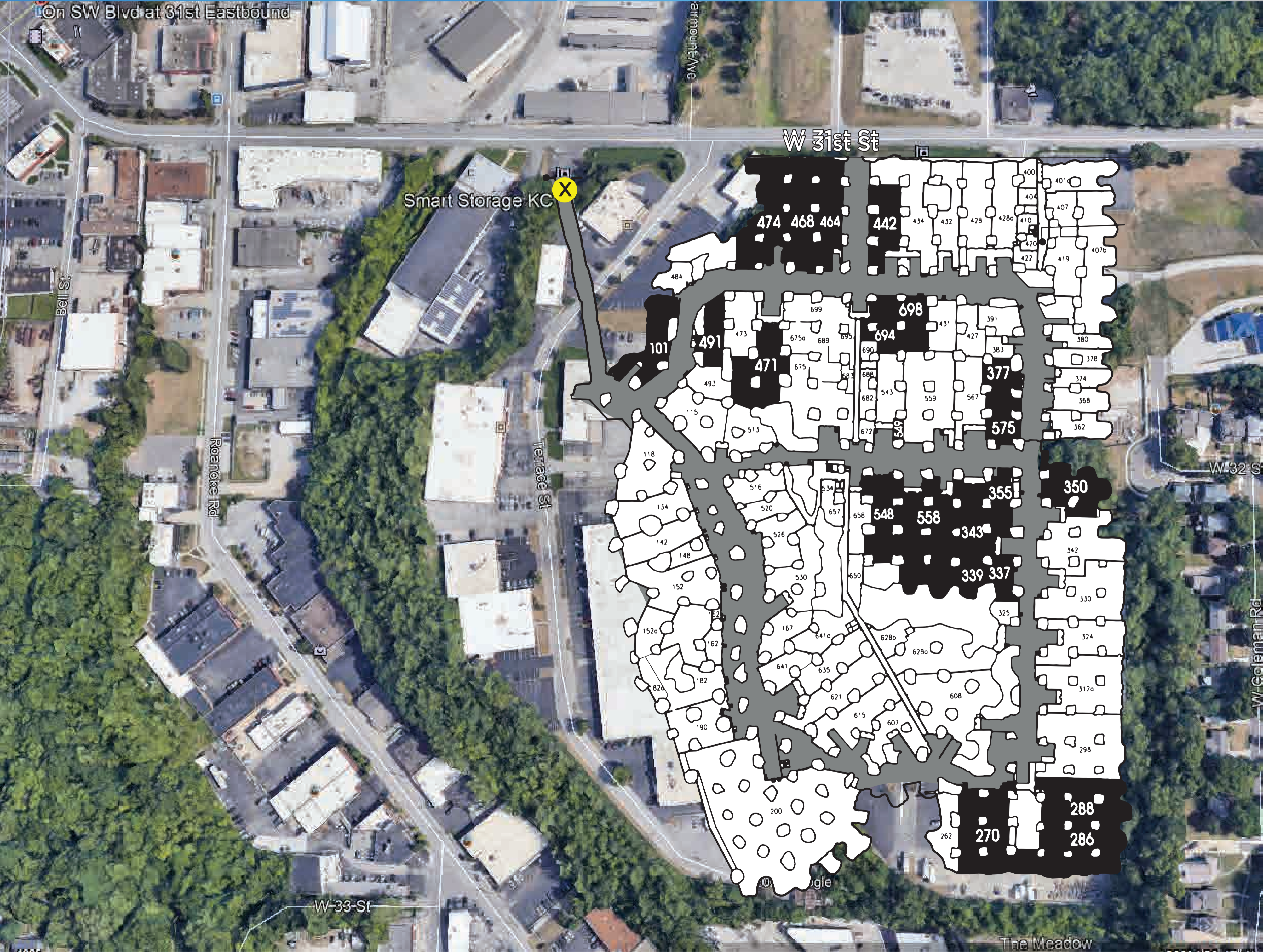


MATERIALS

3/16" THICK FLAT CUT ALUMINUM - NONLIT
 STUD MOUNT TO BUILDING
 PAINTED TO CLOSELY MATCH CUSTOMER COLORS
 USING MATTHEWS ULTRA LOW VOC SATIN PAINT



DOWNTOWN UNDERGROUND ENTRANCE LOCATION MAP



X DOWNTOWN UNDERGROUND ENTRANCE

 **City Planning Commission**
Approved
Case No: CD-CPC-2021-00121
Hearing Date: 9/7/2021