



LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA

MARCH 2, 2017 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF CITY HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS

CALL THE MEETING TO ORDER

TAKE ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

ITEM NO. 1: MINUTES

Consider approval of the minutes from the October 10, 2016 meeting.

ITEM NO. 2: COMMUNICATIONS

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

ITEM NO. 3: WALL SIGN VARIANCES AT GROWING SMILES; 4320 W. 6TH ST.

SV-17-00082: Consider a request for a variance from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The request is from the provisions of Section 5-1840.3(B) which regulates the maximum size, height, illumination and materials of signage located in the CO (Office Commercial) District. The applicants request is to allow one illuminated wall sign for each tenant not to exceed 32 square feet for the three total tenants for the building. The request is submitted by Growing Smiles/Oread Orthodontics at 4320 W. 6th Street. The variance request was submitted by Tammy Moody, with Luminous Neon for Hawktown Properties, L.L.C., the property owner of record.

ITEM NO. 4: MONUMENT AND AREA MARKER SIGN VARIANCES FOR FOX RUN APARTMENT COMPLEX; 4500 OVERLAND DRIVE

SV-17-00089: Consider a request for variances from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The requests are from the specific provisions of Section 5-1828, which regulate maximum size, height, illumination and materials of signage of Directional and Informational Signs; and Section 5-1840 which regulates which regulate maximum size, height, illumination and materials of signage permitted in Residential Districts. The requests are for the existing apartment complex located on the northwest corner of Folks Road and Overland Drive, which is addressed as 4500 Overland Drive, zoned RSO (Single-Dwelling Residential – Office) District. The variance requests were submitted by Nicholas Moos with Orion Property Group L.L.C. managing agent for Fox Run Apartments, KS, L.P., the property owner of record.

ITEM NO. 5: MISCELLANEOUS

a) Consider any other business to come before the Board.

ADJOURN



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
OCTOBER 6, 2016 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR
OF CITY HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

Members present: Clark, Gardner, Gascon, Holley, Mahoney, Wilbur

Staff present: Ewert, Crick, Guntert, Walthall

ITEM NO. 1: MINUTES

Consider approval of the minutes from the March 3, 2016 meeting.

Motioned by Wilbur, seconded by Gascon, to approve the March 3, 2016 Sign Code Board minutes.

Motion carried 5-0-1, with Clark abstaining.

ITEM NO. 2: COMMUNICATIONS

There were no communications to come before the Board.

There were no abstentions.

There were no agenda items deferred.

**ITEM NO. 3: DIGITAL GAS AND FUEL PRODUCT AND PRICE DISPLAY ON AN
EXISTING GROUND SIGN/POLE MOUNTED AT THE BP STATION;
2301 LOUISIANA STREET**

SV-16-00412: Consider a request for a variance from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The request is from the specific provisions of Section 5-1841.6(D) which regulates the digital display of gas and fuel product and numeric price information incorporated into a ground/surface mounted (monument) sign in Commercial and Industrial Districts. The applicants request is to incorporate such digital display into an existing ground sign/pole mounted. The request is

submitted for the BP Gasoline Station at 2301 Louisiana Street. The variance request was submitted by Virginia Baumgartner, with Luminous Neon for the property owner of record, Haag Properties, LLC.

STAFF PRESENTATION

Mr. Barry Walthall presented the item.

Wilbur asked where the 25% came from.

Mr. Walthall said it was an arbitrary number but that it was a national number. He said 25% may not be appropriate moving forward if other signs are permitted in the future. He said staff felt 25% was reasonable.

APPLICANT PRESENTATION

Ms. Virginia Baumgartner, Luminous Neon, and Mr. Gary Haag, property owner, said a variance was needed in order to not obstruct the traffic view. She said it would conform to all BP signs. She said the neon brightness would automatically drop 50% at night but that it could be dimmed lower manually if needed.

PUBLIC HEARING

No public comment.

BOARD DISCUSSION

Mahoney said the line of sight was tricky and he didn't see any reason not to approve the sign variance.

Gardner said the variance represented safety on the corner and was a much nicer sign than the one before.

ACTION TAKEN

Motioned by Gardner, seconded by Wilber to approve Sign Code Variance, SV-16-00412, to allow digital gas or fuel price numeric information on an existing ground sign/pole mounted, with the following conditions:

1. Illumination of the digital price display is limited to .3 foot-candle relative to ambient light.
2. The variance does not transfer with a change of use of the property to a use that does not include gas or fuel sales.
3. The variance does not transfer upon any redevelopment of the property that would require site plan approval, as specified by City of Lawrence Code Section 5-1841.5(A):

5-1841.5 **New pole signs** prohibited in commercial and industrial districts;
Repair/Replacement for existing signs.

(A) From and after March 14, 1995, the installation of a ground sign/pole mounted shall not be permitted on a commercial or industrially zoned lot. Provided, that the replacement or repair of a ground sign/pole mounted in existence on March 14, 1995 shall be allowed if the existing pole for the sign is not moved from its location on March 14, 1995 and the square footage of the sign surface area is not altered from that

present on March 14, 1995. Provided, that any ground sign/pole mounted located on a tract of property with a site plan approved after June 12, 1995 that would be moved or altered, contemporaneous with site plan approval, in any manner, including the alteration of lettering, logo, or insignia on the surface area or configuration of the sign, shall be required to be removed within ninety (90) days of the approval of the site plan.

Unanimously approved 6-0.

Gascon left the meeting at 6:50pm

**ITEM NO. 4: AREA MARKER SIGN VARIANCES FOR MONTEREY VILLAGE
ASSISTED LIVING BY AMERICARE; 3901 PETERSON ROAD**

SV-16-00413: Consider a request for variances from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The requests are from the specific provisions of Section 5-1827(A)(1, 2, 3 & 5) which regulate maximum size, height, illumination and materials the area marker is made from. The requests are for the new assisted living complex located on the southwest corner of Monterey Way and Peterson road, which is addressed as 3901 Peterson Road. The variance requests were submitted by Neal Slattery with Americare for the property owner of record, Lawrence I, LLC.

STAFF PRESENTATION

Mr. Barry Walthall presented the item.

Mahoney asked if staff would determine the time for the lights.

Mr. Walthall said the recommendation was for the Sign Code Board to make the determination that timers be installed. He said changes could be made in the future if needed. He said the Sign Code had a regulation that stated 11:00pm in commercial districts.

Gardner asked if there would be indirect lighting on the bottom pointing up on the sign.

Mr. Walthall said yes, there would be a spotlight.

Gardner inquired about the visiting hours of this business. He suggested the lights stay on until closing time or 11:00pm if there was no closing time.

APPLICANT PRESENTATION

Mr. Neal Slattery, Americare, said the signs would be in a residential neighborhood but for a senior facility. He said the ground light in the front would only be 1' tall.

Holley asked about the visiting hours.

Mr. Slattery said visiting hours were until 11:00pm.

PUBLIC HEARING

No public comment.

BOARD DISCUSSION

Mahoney felt all the criteria were met and he agreed with the variance.

Mr. Slattery said he was fine with 11:00pm for the timer on the lights.

Wilbur felt 11:00pm made perfect sense.

Gardner said it wasn't that bright of a light.

ACTION TAKEN

Motioned by Wilbur, seconded by Holley, to approve the Sign Code Variance, SV-16-00413, to allow area markers at the proposed Peterson Road and Monterey Way locations to exceed 24 square feet in area, be indirectly illuminated with ground lights and to include aluminum graphics applied to brick sign structures; and for area marker at the proposed Monterey Way location to exceed 4 feet in height above the adjoining grade level, with the following condition:

- Install timers to turn off indirect ground sign illumination at 11:00 p.m.

Motion carried 5-0. Gascon was not present for the vote.

ITEM NO. 5: MISCELLANEOUS

- a) Consider any other business to come before the Board.

Walthall said he received direction from City Commission to institute sign code review. He stated there was a Supreme Court ruling that greatly impacted sign codes across the United States and would impact Lawrence. He said the existing sign code would probably be completely replaced. He stated a draft would come before the Board of Zoning Appeals/Sign Code Board for review but that it would most likely be 3-6 months.

ADJOURN 7:19pm

Memorandum City of Lawrence Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Barry Walthall, Building Codes Manager

C: Kurt Schroeder, Asst. Director of Planning & Development, Development Services

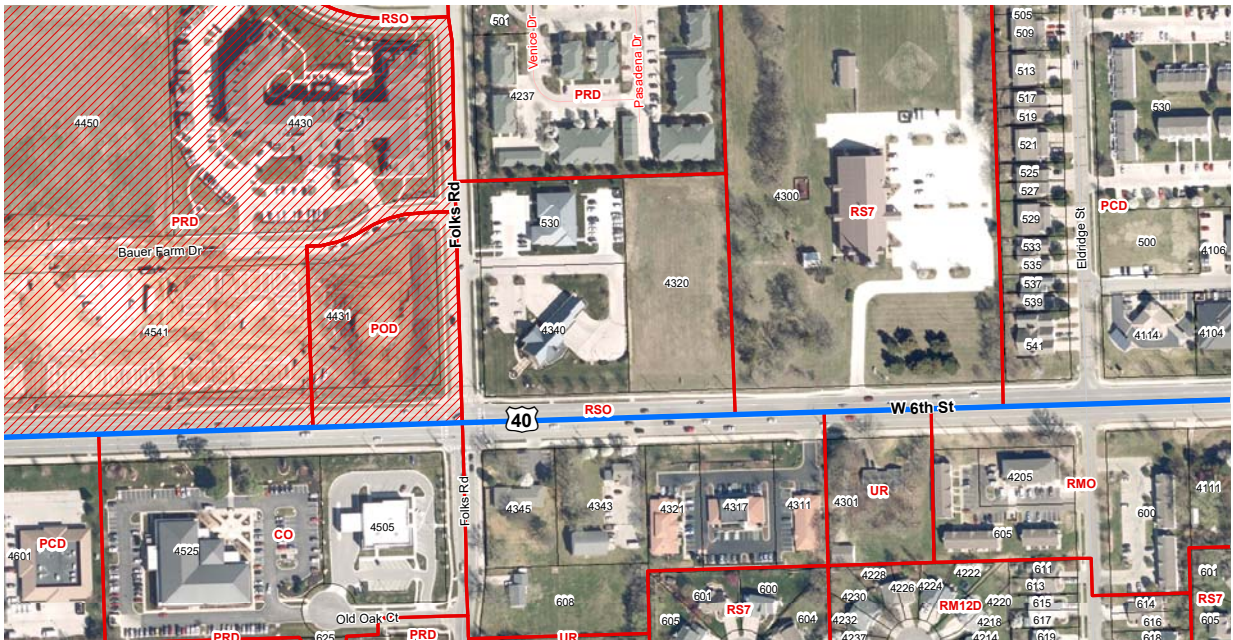
Date: February 22, 2017

RE: 4320 W 6th Street Sign Variance Request

PROJECT SUMMARY

The requested variances are:

1. To allow one illuminated wall sign for each tenant not to exceed 32 square feet. Three tenants total for the building. The building is currently under construction with occupancy anticipated sometime in April or May of 2017.



Aerial Photograph/Surrounding Land Uses

GENERAL INFORMATION

Zoning Designation: RSO (Single-Dwelling Residential-Office)

Sign Code Reference:

5-1840.3 **Business Signs Unilluminated**, in residential districts, shall be permitted subject to the following conditions:

- (B) In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) wall sign up to ten (10) square feet of surface area per building shall be permitted. In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) monument sign may be installed for a tract of property which has a size of one (1) acre or larger. The monument sign shall not exceed sixteen (16) square feet in sign surface area and four (4) feet in height. The base of the monument sign, the dimensions of which shall be excluded from the limitations on the sign surface area, may have a height not exceeding four (4) feet. If a monument sign exists for a tract of property in a Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), or Planned Office District (POD) zoned district, any wall sign shall be no greater than two (2) square feet of surface area per building.

CODE ANALYSIS

Code Analysis – RSO Wall Signs		
5-1840.3(B)	This code section sets forth the allowable sign characteristics for signs in the CO zoned district, as well as other office zoned districts:	
	Monument Sign	
	Allowable Area: 16 sq. ft.	Requested Area: None at this time
	Allowable Sign Height: 4 ft. Allowable Base Height: 4 ft.	Requested Height: None at this time
	Allowable Illumination: None	Requested Illumination: None at this time
	Wall Sign	
5-1840.3(B)	Number of signs allowed: 1	Number of signs requested: 3
	Allowable Area: 10 sq. ft. (2 sq. ft. if a monument sign were to be constructed)	Requested Area: Oread Orthodontics – 30.97 sq. ft. Growing Smiles – 28.81 sq. ft. Tenant 2 – 32.00 sq. ft. <u>Total Requested Area – 91.78 sq. ft.</u>
	Allowable Illumination: None	Requested Illumination: Backlit LED

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1847(B), the Board may grant variances from the construction and district regulations upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone; and the unique conditions are not created by an action or actions of the property owner or applicant; and
2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or neighborhood in which the property is located; and
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Article. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of this Article that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

The applicant has verbally informed Staff that a ground/monument sign is planned for the future with the hope that sign regulations for RSO zoned districts will allow for larger signs than currently. As reported at past Sign Code Board of Appeals (SCBA) meetings, Staff has undertaken a project to update portions of the sign code. Due to landmark United States Supreme Court rulings (particularly *Reed v Town of Gilbert, AZ*) the project has expanded to include a complete rewrite of the sign code. Depending on final outcome of the sign code rewrite, and possibly timing, this applicant may install a ground monument sign complying with future new regulations or may be required to return to the SCBA to seek a future variance. Regarding the current request, Staff opinion is that the request for wall signs falls within proposed sign guidelines for wall signs in RSO districts. The applicant could wait for adoption of new sign regulations and possibly avoid the variance process, but timing of the new regulations is uncertain and unlikely to be in place prior to building occupancy. Building signage is necessary to identify the places of business for consumers.

Staff opinion is that the request does meet the criteria for the granting of a variance:

1. In the opinion of staff, conditions do exist which are unique to the location and which are not ordinarily found in the same district zone. The property is along a busy arterial street where speed and volume of traffic warrant larger signs; the property is also in close proximity to other residential office and commercial office zoned properties that have received approvals for similar sign code variances.
2. In the opinion of staff, the granting of a variance would not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. The illumination method for the proposed signs in this application

is an opaque sign material with illumination projected against the wall creating an outline lighting effect. There are no exposed light sources, and the outline lighting effect minimizes glare. Additionally, there are no residential uses with a direct line of sight to the building wall upon which signs are proposed (south wall facing 6th Street). The total area of signs is minimal, less than 2% of the area of the south building wall.

3. The strict application of the requirements of the sign code may result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the code. The requested signs are similar in type, area, and illumination to signs that have been approved by variance for other businesses in the immediate vicinity. It should be noted that a ground/monument sign is not proposed for installation at this time.

STAFF RECOMMENDATION

Staff recommends approval of the variance requested to allow one illuminated wall sign up to 32 square feet for each of three tenants for the building under construction at 4340 W. 6th Street.

Date: 2-7-17

Zoning Classification: RSO

Name of Business: CROWING SMILES / OREAD ORTHODONTICS

Address: 4320 W. 6th STREET

Disposition: _____

\$250.00 Non-Refundable Fee Required with application – Date Paid: _____

APPLICATION FOR A SIGN VARIANCE

(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

Variance Request:

See Attached

City Code (Municipal Law) States:

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

- A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.
- B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.
- C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Note: Applicant must provide a picture or drawing (to scale) of the proposed sign. Location of ground signs (pole-surface mounted) will need location indicated on the submitted site plan.

Jimmy Moody
Applicant Signature

[Signature]
Signature of Property Owner (if other than applicant)

785-842-4930
Phone number (day)



801 E. 23rd Street
Lawrence, KS 66046

(785) 842-4930
fax (785) 842-6097

www.luminousneon.com

February 7, 2017

Growing Smiles, Oread Orthodontists, 3rd Tenant
4320 W. 6th Street
Lawrence, Kansas 66049

Zoning :RSO

Variance Request:

To allow (1) one, illuminated wall sign for each tenant not to exceed 32 square feet. Three tenants total for the building.

City Code(Municipal Law) State:

5-18440.3

- A. This area of 6th Street has become a busy commercial area. This particular location does not have an accessible entrance from 6th Street, making the need for visible signage even greater.
- B. The proposed building signage will be located on the south facing elevation which sets back at an angle and does not face any residential housing. The proposed signs are reverse backlit letters which have very subtle lighting. There are existing illuminated signs on both businesses to the east and west as well as across the street to the south.
- C. Because a great deal of 6th Street is zoned commercial development, businesses need visible signage to be identified, especially in an area with higher speed limits. This building is a multi-tenant building so all three tenants signage needs to be visible.

Hutchinson

Olathe

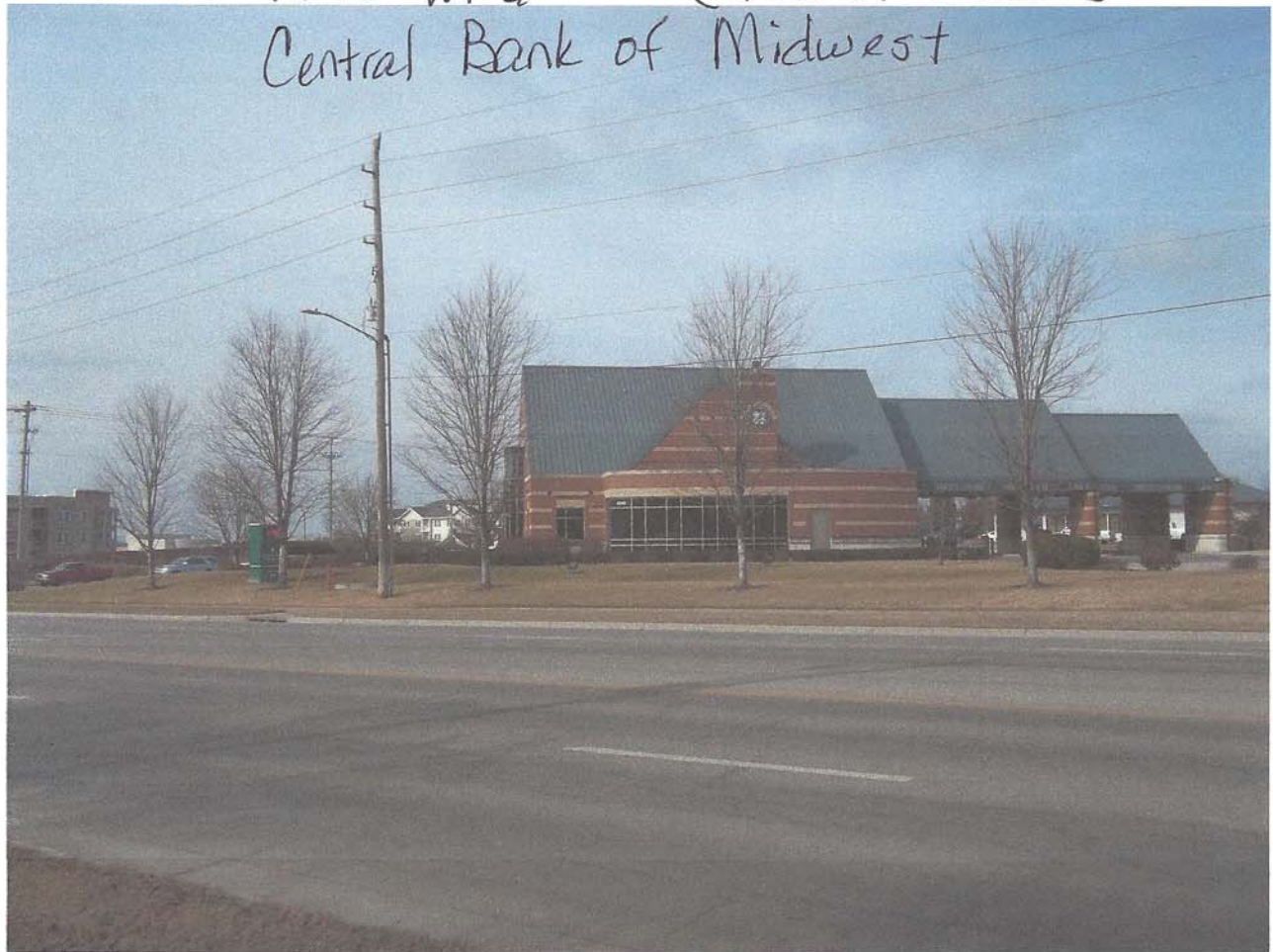
Lawrence

Topeka

Salina

Dodge City

4340 W. 6th (west of location)
Central Bank of Midwest

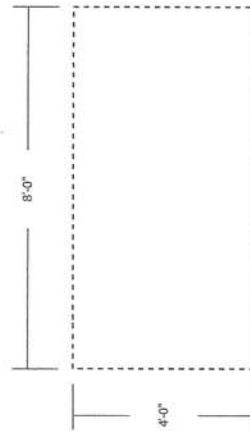
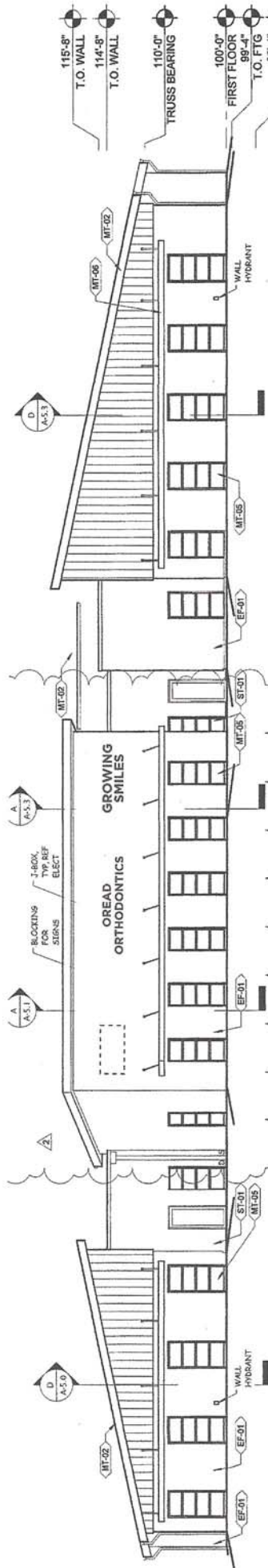


4320 W. 6th (Subject)

4300 W. 6th (east of location)
First Southern Baptist Church



Kenira's Offices
4321 W. 6th (south across 6th)



32 SQ. FT.



30.97 SQ. FT.



16'-2 3/8"



28.815 SQ. FT.

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- REVERSE CHANNEL LETTERS, PAINTED BLACK.
- HALO UII WITH WHITE LED.
- FONT: GOTHAM BOLD.

CUSTOMER: GROWING SMILES
NAME: JAKE STOLTZNER
LOCATION: 1425 WAKARUSA, STE. D
LAWRENCE, KS 66049

DATE: 2/6/17
DESIGN NO: TM-23735-B1
ARTIST: AW

SCALE: 3/8" = 1' • 1/16" = 1"

APPROVED:

DATE:



LUMINOUS NEON INC.
ART & SIGN SYSTEMS

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City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Building Safety Division
1 Riverfront Plaza, Suite 110
PO Box 708
Lawrence, KS 66044
Phone: (785) 832-7700
Fax: (785) 832-3110
www.lawrenceks.org
buildinginspections@lawrenceks.org

SIGN PERMIT APPLICATION*

Date: 2-8-17

Project Name: Growing Smiles

Project Address: 4320 W. 6th Street, Ste. A

Type of work: ☒ Construct New Sign ☒ Permanent
-OR-
☐ Rework or Replace Existing Sign ☐ Temporary from: _____ to _____

Type of Sign ☐ Ground Sign ☒ Wall Sign ☐ Awning/Canopy ☐ Banner
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated (method) backlit LED

Sign to be constructed of: Aluminum

Sign Size: Sign Width: 11'3" Sign Height: 18" Total Sq Ft: 28.815'

Ground Signs: Height from grade to top of sign: _____

Distance from street right-of-way: _____

Wall Signs: Business facade width (ft) 266' height (ft) 19' Total Sq Ft: 5054'

Estimated Value: \$5000

***Required Attachments:**

- *A site plan showing sign placement on the property
- *A drawing or photograph detail showing sign graphics and dimensions
- *An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation to the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org.

Sign Contractor: Luminous Neon, Inc.

Applicant Name (please print): Tammy Moody

Phone Number: 785-842-4930 Email: tmood@luminousneon.com

Electrical Contractor (if required): _____

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature Tammy Moody

2-8-17

Date



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Building Safety Division
1 Riverfront Plaza, Suite 110
PO Box 708
Lawrence, KS 66044
Phone: (785) 832-7700
Fax: (785) 832-3110
www.lawrenceks.org
buildinginspections@lawrenceks.org

SIGN PERMIT APPLICATION*

Date: 2-8-17

Project Name: Oread Orthodontontics

Project Address: 4320 W. 6th Street, Ste. B

Type of work: ☒ Construct New Sign ☒ Permanent
-OR-
☐ Rework or Replace Existing Sign ☐ Temporary from: _____ to _____

Type of Sign ☐ Ground Sign ☒ Wall Sign ☐ Awning/Canopy ☐ Banner
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated (method) backlit LED

Sign to be constructed of: Aluminum

Sign Size: Sign Width: 16'2" Sign Height: 16" Total Sq Ft: 30.97

Ground Signs: Height from grade to top of sign: _____
Distance from street right-of-way: _____

Wall Signs: Business facade width (ft) 266' height (ft) 19' Total Sq Ft: 5054'

Estimated Value: \$5000

***Required Attachments:**

- *A site plan showing sign placement on the property
- *A drawing or photograph detail showing sign graphics and dimensions
- *An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation to the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org.

Sign Contractor: Luminous Neon, Inc.

Applicant Name (please print): Tammy Moody

Phone Number: 785-842-4930 Email: tmbody@luminousneon.com

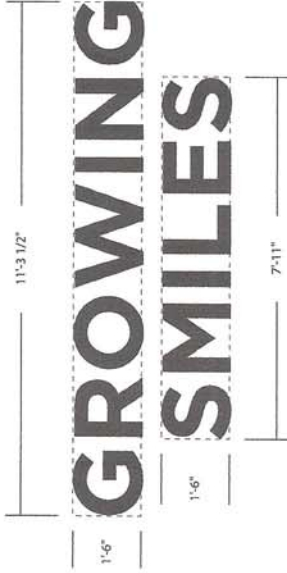
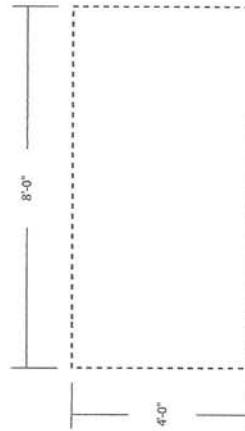
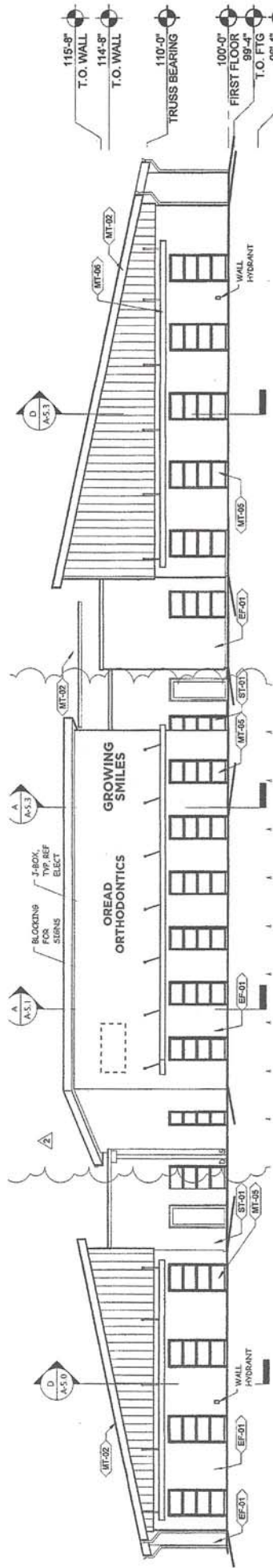
Electrical Contractor (if required): _____

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature Tammy Moody

2-8-17

Date



32 SQ. FT.

30.97 SQ. FT.

28.815 SQ. FT.

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

- SPECIFICATIONS**
- REVERSE CHANNEL LETTERS, PAINTED BLACK.
 - HALO LIT WITH WHITE LED.
 - FONT: GOTHAM BOLD.

CUSTOMER: GROWING SMILES
NAME: JAKE STOLTZNER
LOCATION: 1425 WAKARUSA, STE. D
 LAWRENCE, KS 66049

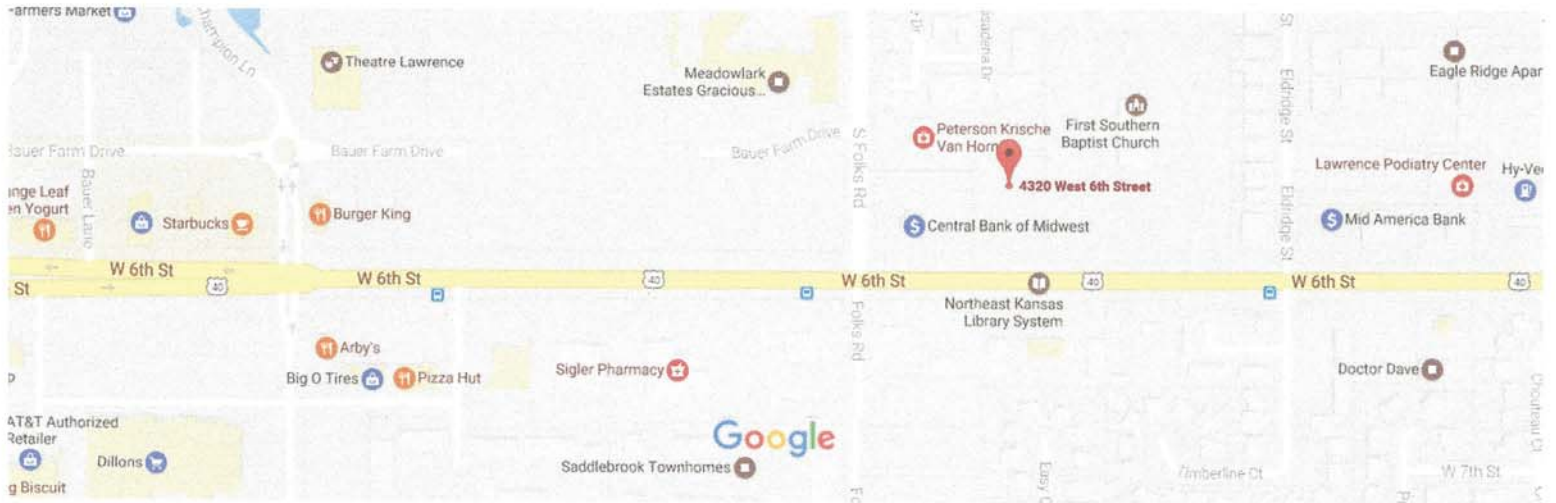
DATE: 2/6/17
DESIGN NO: TM-23735-B1
ARTIST: AW
SCALE: 3/8" = 1' • 1/16" = 1"



LUMINOUS NEON INC.
 ART & SIGN SYSTEMS

APPROVED: _____ **DATE:** _____

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Map data ©2017 Google 200 ft

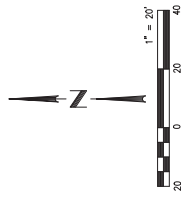


4320 W 6th St
Lawrence, KS 66049



03

BARTLETT & WEST
844 DELUMBA DRIVE • LAKESIDE KS 66045
PHONE 785.746.9445 • FAX 785.746.9551
WWW.BARTLETTWEST.COM

[illegible]

NOT FOR CONSTRUCTION
PLANNING LAYOUT ONLY

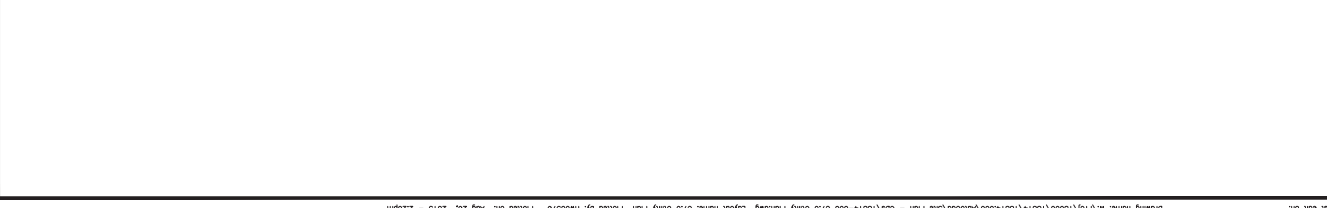
LAYOUT PLAN

0.23

BARTLETT & WEST
844 BOWLING DRIVE - LAWRENCE KS 66044
PHONE 785.749.9455 • FAX 785.749.9991
WWW.BARTLETTWEST.COM

10. WATER MAINS SHALL BE INSTALLED AT LEAST 7' HORIZONTALLY FROM SANITARY SEWER MAINS AND AT LEAST 5 FEET HORIZONTALLY FROM STORM SEWERS. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF MAIN.
11. WATER MAINS SHALL MAINTAIN A MINIMUM CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN OR STORM SEWER OF 6 INCHES REQUIRED TO VERIFY AND FOLLOW ALL HEALTH AND ENVIRONMENT REGULATIONS.
12. WATER MAINS SHALL MAINTAIN 24 INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN OR STORM SEWER OF 6 INCHES REQUIRED TO VERIFY AND FOLLOW ALL HEALTH AND ENVIRONMENT REGULATIONS.
13. ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 6 INCHES.
14. ALL SANITARY SEWER MAINS AND SERVICE LINES SHALL MAINTAIN A MINIMUM COVER OF 30 INCHES.
15. ALL UTILITY TRENCHES SHALL BE PROTECTED BY AN APPROVED METHOD OF SHIELDING, SUCH AS CONCRETE, TYPHOON LIDS WITH THE APPROPRIATE SERVICE PROVIDER, OWNER, SALES/CONSTRUCTION AND INSURANCE COMPANIES. ALL UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATIONS SHALL BE SECURED OFF AND FENCED OFF TO PREVENT UNAUTHORIZED ACCESS. ALL EXCAVATIONS SHALL BE BACKFILLED AND RESTORED TO ORIGINAL CONDITIONS IMMEDIATELY AFTER COMPLETION OF THE PROJECT.

UTILITY PLAN



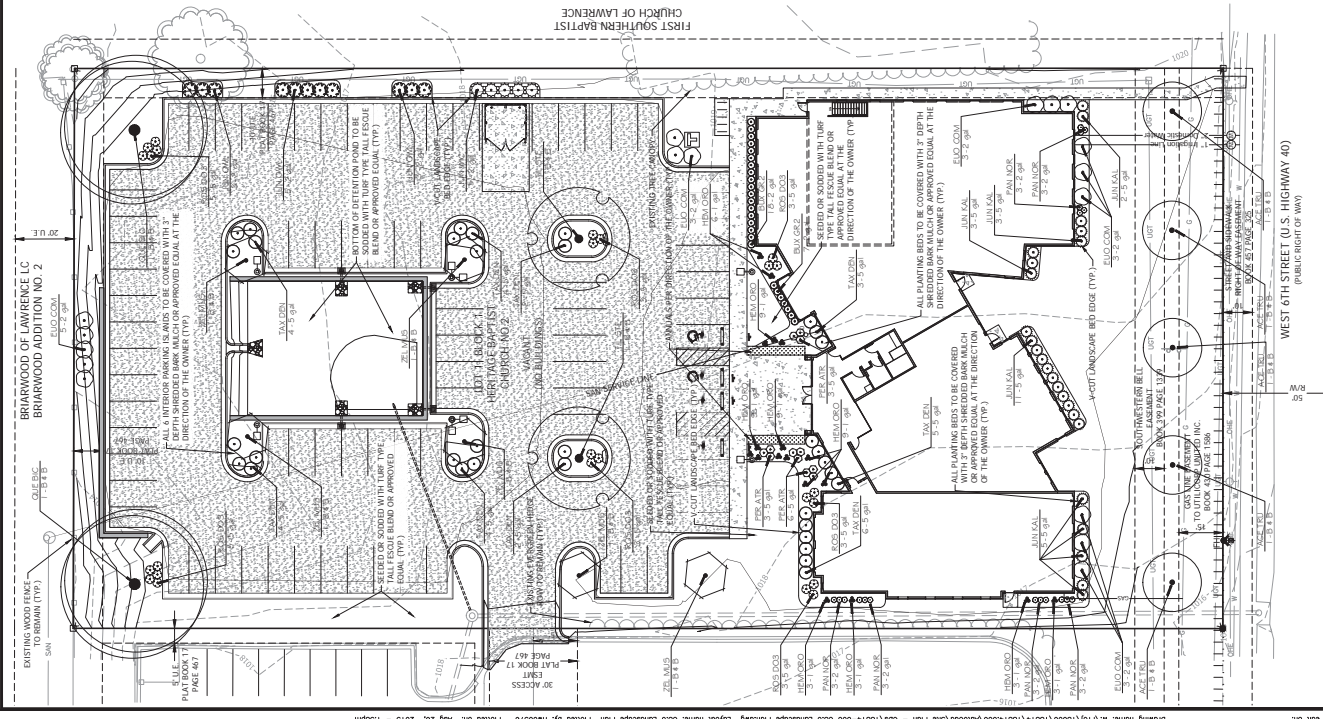
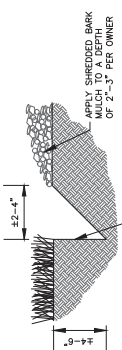
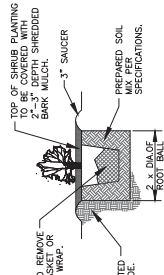
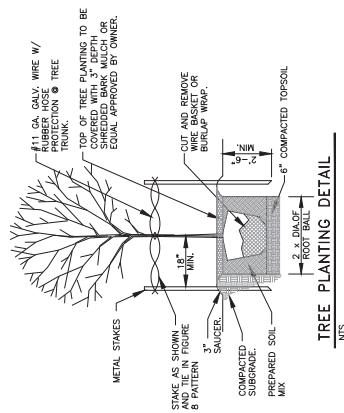
LAWRENCE, KANSAS

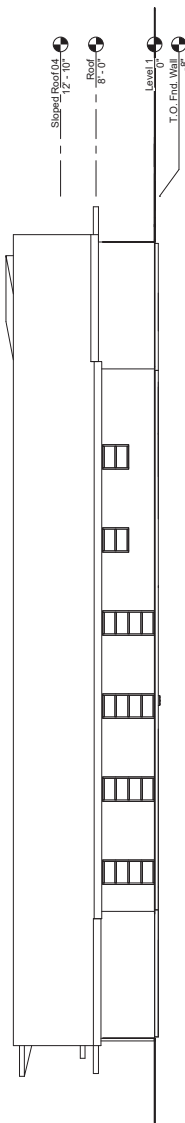


REV	DATE	DESCRIPTION	DATA	DATA
1	8/12/15	REVISIONS PER CITY COMMENTS DATED JULY 24, 2015	DATA	DATA
2	8/26/15	REVISIONS PER CITY COMMENTS DATED AUGUST 24, 2015	DATA	DATA

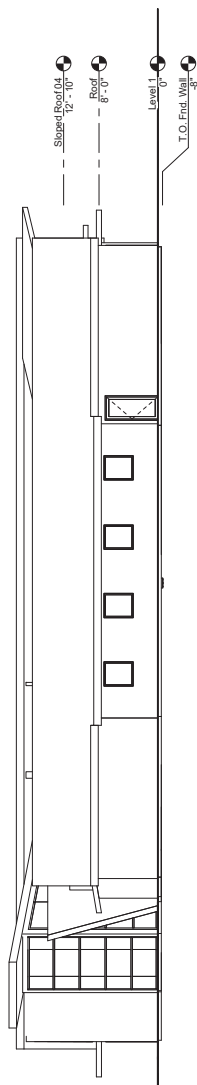
[illegible]

1. Interior Parking Lot Landscaping: 84 Stalls x 4.0 s.f. = 3,360 s.f. Required. Provided: 3,424 s.f. of Parking Lot Landscaping
2. Interior Landscaping (Trees and Shrubs): 1 Tree and 3 Shrubs per 10 Stalls Required = 8.4 Trees and 25.2 Shrubs Provided = 10 New Trees, 26 New Shrubs

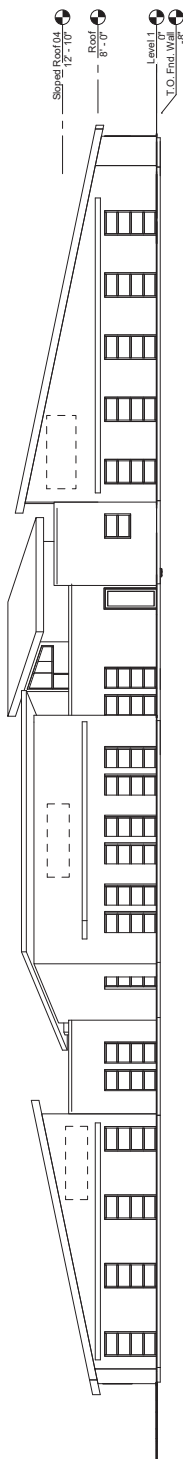
[illegible][illegible]



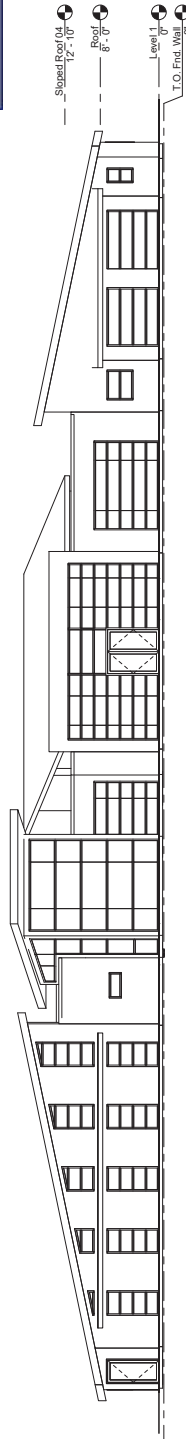
③ East Exterior Elevation
1/8" = 1'-0"



④ West Exterior Elevation
1.8" = 1'-0"



② South Exterior Elevation
18" = 1'-0"



① North Exterior Elevation
1/8" = 1'-0"



Memorandum

City of Lawrence

Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Janet Smalter, Plans Examiner

C: Barry Walthall, Building Codes Manager,
Kurt Schroeder, Asst. Director of Planning & Development,
Development Services

Date: February 24, 2017

RE: 4500 Overland Dr Fox Run Apartments Sign Variance Requests

PROJECT SUMMARY

The requested variances are:

1. To update one illuminated monument sign in the same location and size, with a new sign face of 8' overall width and not to exceed 32 square feet in area to be placed along the corner of Overland Drive and Folks Road.
2. To allow two directional signs not to exceed 4 square feet each in area placed on Overland Dr at the west end of the property and one located on Folks Road at the east entrance to the property.
3. To allow existing indirect illumination of the monument sign.



GENERAL INFORMATION

Zoning Designation: RSO (Single-Dwelling Residential – Office District)

Sign Code References:

5-1828 DIRECTIONAL AND INFORMATIONAL SIGNS.

(A) Directional and informational signs shall not be erected or placed at any location without prior approval from the Planning and Development Services Director, or his or her designee. Such signs shall meet all the following conditions:

- (1) Not to exceed four (4) square feet.
- (2) Not to exceed four (4) feet in height from adjacent grade.
- (3) May be single or double-faced.
- (4) Illumination only by indirect means.
- (5) Generic names (office/store/shop/business/parking, etc.) and entrance-exit information only will be allowed on directional signs. Specific business names, logos or insignias will not be allowed on directional or informational signs.
- (6) Not more than two (2) signs will be allowed at any business location. As amended June 2015 by Ord. 9125
- (7) Information signs (office/trucks/deliveries, etc.) shall not exceed four (4) square feet. Location and number of informational signs shall be approved by the Planning and Development Services Director, or his or her designee, prior to installation.
- (8) Location of directional and informational signs shall not create traffic confusion or hazards.

(B) Construction shall be carried out in a manner approved by the Planning and Development Services Director, or his or her designee. All such signs shall be maintained by the owner or occupant thereof in a clean, sanitary and inoffensive condition. (Ord. 5745)

5-1840 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS.

RS (Single-Dwelling Residential), RSO (Single-Dwelling Residential-Office), RM (Multi-Dwelling Residential), RMG (Multi-Dwelling Residential-Greek Housing), RMO (Multi-Dwelling Residential-Office), CO (Commercial Office), PRD (Planned Residential Development), POD (Planned Office District), PUD (Planned Unit Development), GPI (General Public and Institutional), H (Hospital), UR (Urban Reserve), OS (Open Space).

5-1840.1 **Area Markers.** See 5-1827 of the Code of the City of Lawrence, Kansas.

5-1840.2 **Bulletin signs,** for public, charitable or religious institutions, in residential districts, subject to the following conditions:

(A) Only one (1) sign or bulletin board shall be located on the same lot as the principal building: provided, that such institutions occupying a corner lot shall be permitted one (1) sign facing each public street, but in no case shall such institution be permitted more than two (2) signs.

(B) If sign or bulletin board is illuminated, it shall be by indirect lighting directed away from adjoining residential uses.

(C) No sign or bulletin board shall exceed twenty-four (24) square feet in area.

(D) No sign shall be located closer than eight (8) feet from any side or rear of property line.

(E) A sign or bulletin board located in a front yard shall be no closer than ten (10) feet to the property line.

(F) A sign or bulletin board, affixed to a building, shall not project higher than ten (10) feet above the ground level.

(G) A sign or bulletin board shall be permanently anchored to the ground and shall not exceed a height of four (4) feet above normal grade.

(H) Buildings constructed on the property line shall be allowed one (1) identification sign only when the sign is a flat wall sign permanently attached to the building.

(I) On corner lots, no sign shall be so constructed or so located that it will obstruct the view of traffic approaching the street intersection.

5-1840.3 **Business Signs Unilluminated**, in residential districts, shall be permitted subject to the following conditions:

(A) Professional or occupation name plates not over two (2) square feet in area and showing only the name and/or address and occupation of the occupant. There shall be only one (1) name plate for each dwelling. The name plate shall be affixed to the principal building flat against the wall.

(B) In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) wall sign up to ten (10) square feet of surface area per building shall be permitted. In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) monument sign may be installed for a tract of property which has a size of one (1) acre or larger. The monument sign shall not exceed sixteen (16) square feet in sign surface area and four (4) feet in height. The base of the monument sign, the dimensions of which shall be excluded from the limitations on the sign surface area, may have a height not exceeding four (4) feet. If a monument sign exists for a tract of property in a Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), or Planned Office District (POD) zoned district, any wall sign shall be no greater than two (2) square feet of surface area per building.

(C) Real estate signs, single or double faced, advertising "for sale" or "for rent" or "for lease" of the premises upon which the sign is located subject to the following conditions:

(1) Only one (1) sign for each real estate company shall be permitted per lot, or for each fifty (50) feet of street frontage.

(2) No sign shall exceed eight (8) square feet in area.

(3) When a sign is affixed to a building, it shall not project higher than one (1) story or ten (10) feet above the ground level.

(4) Ground signs shall be securely anchored to the ground and shall not project higher than five (5) feet above the ground grade.

(5) One wall sign may be attached to a wall of an apartment building located in RM, RMG, RMO, and PRD zones. Such sign shall not exceed ten percent (10%) of the wall to which it is attached or ninety (90) square feet, whichever is less. The wall to which such sign is attached shall front or face upon a public right-of-way. In no case shall more than one (1) sign be permitted for any apartment complex. (Ord. 6635)

CODE ANALYSIS

Code analysis for sign area increases		
5-1840.3(B)	This code section sets forth the allowable sign characteristics for signs in the RSO zoned district:	
	Monument Sign	
	Allowable Area: 16 sq. ft.	Requested Area: Fox Run – 32 sq. ft. Total Requested Area – 32 sq. ft.
	Allowable Sign Height: 4 feet Allowable Base Height: 4 feet	Requested Height Existing Height: Sign height – 4 ft. <u>Base height – 1.5 ft.</u> Total Requested Height – 5.5 ft.
	Allowable Illumination: Not Permitted	Requested Illumination: Existing illumination on sign only
	Directional Sign	
5-1840.3(B)	Number of signs allowed: as permitted by Building Official	Number of signs requested: 2
	Allowable Area: 4 sq. ft.	Requested Area: Fox Run southeast entrance – 4 sq.ft. <u>Fox Run northwest entrance – 4 sq.ft.</u> Total Requested Area – 8 sq.ft.
	Allowable Height: 4 ft.	Proposed height: 4 ft.

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1847(B), the Board may grant variances from the construction and district regulations upon the determination that all of the following findings have been fully met:

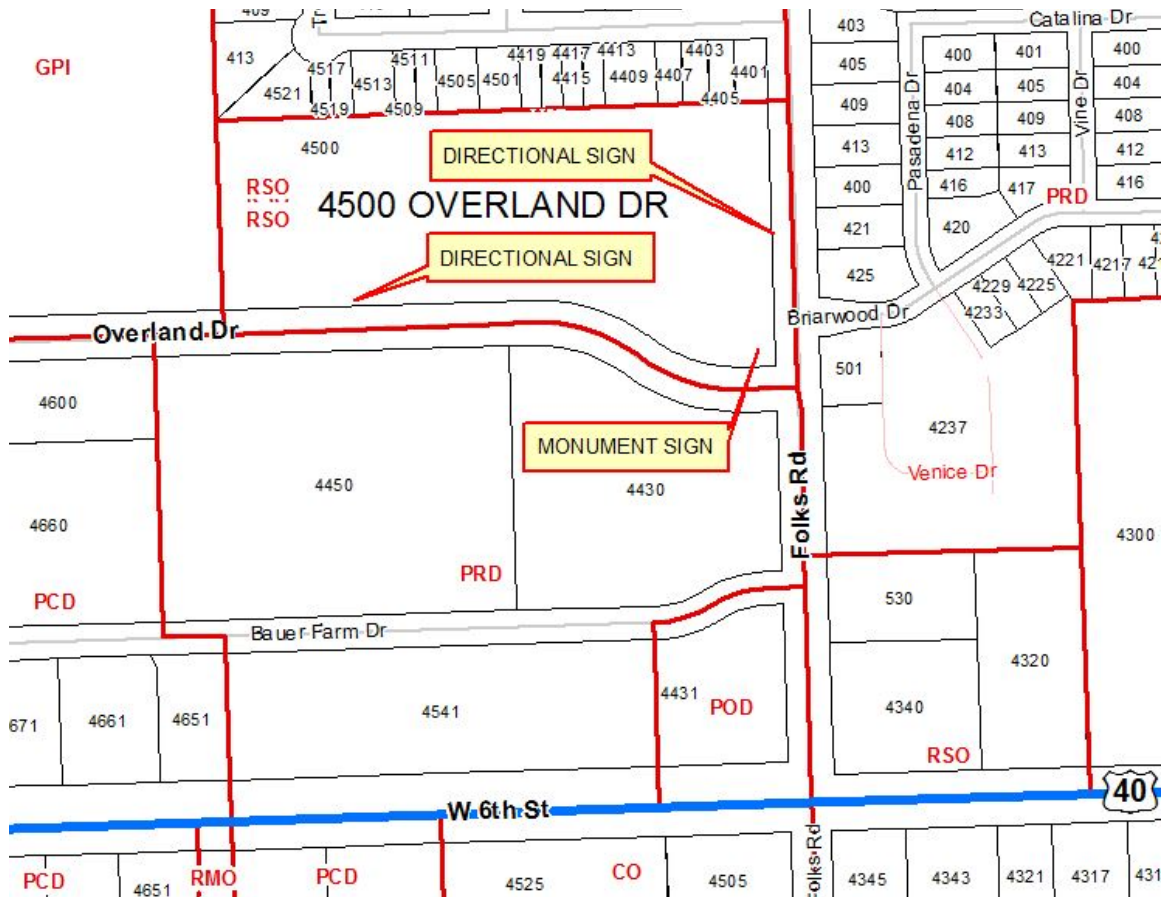
1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone; and the unique conditions are not created by an action or actions of the property owner or applicant; and

2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or neighborhood in which the property is located; and
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Article. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of this Article that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

Staff opinion is that the request does meet the criteria for the granting of a variance:

1. In the opinion of staff, conditions do exist which are unique to the location. The property at time of construction in 2003 was zoned RO-1B and the zoning was changed to the current RSO zoning in 2006. The property is considered non-conforming, apartment dwellings are not permitted in the RSO district under the current code.
2. Presently, an existing monument sign is located on the southwest corner of Overland Drive and Folks Road. The owner proposes to replace the existing sign and construct a new monument sign of the same size, height and location, illuminated with existing fixtures. It is assumed the existing sign was not installed under the existing sign code and there are no records of permit submittal for the sign. The current owner recently purchased the property.
3. The granting of the variance would not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. As shown on the Land Use Map provided on page 6 of this report, the properties immediately adjacent to the east and south contain Planned Residential Development (PRD) land uses and are not likely to be negatively impacted by the requested variance. Future development for this property and adjoining is not likely and the requested monument sign would have minimal negative impact.
4. The strict application of the requirements of the sign code may result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the code. The requested signs are similar in type, area, and illumination to the existing sign. A ground sign and directional signs that provide way-finding information for users of the apartments that identify tenant spaces are appropriate.



STAFF RECOMMENDATION

Staff recommends approval of the variances requested to allow one ground sign 6.5 feet in height, 32 square feet sign structure, with external illumination; 2 directional signs 4 square feet for each that contain only generic names and entrance-exit information without illumination with the following condition:

The monument sign is non-illuminated or illuminated by existing indirect means arranged to eliminate glare for any neighboring properties.

Date: 1/25/17

Name of Business: Fox Run Apartments

Address: 4500 OVERLAND DRIVE

Zoning Classification: RSO, Formerly Zoned
COMMERCIAL WHEN PROPERTY BUILT

Disposition: _____

\$250.00 Non-Refundable Fee Required with application – Date Paid: _____

APPLICATION FOR A SIGN VARIANCE

(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

Variance Request:

See ATTACHED LETTER

City Code (Municipal Law) States:

See ATTACHED LETTER

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

- A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.

See ATTACHED LETTER

- B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.

See ATTACHED LETTER

- C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

See ATTACHED LETTER

Note: Applicant must provide a picture or drawing (to scale) of the proposed sign. Location of ground signs (pole-surface mounted) will need location indicated on the submitted site plan.

[Signature] 1/25/17
Applicant Signature

Nicholas J. Moos, CPM
Orion Property Group, LLC

Signature of Property Owner (if Managing Agent for

913-961-7940

Phone number (day)

Managing Agent for
Fox Run Apartments, L.P.



Orion Property Group

www.Orionpg.com

8826 Santa Fe Drive, Suite 190

Overland Park, Kansas 66212

P (913) 362-6996 F (913) 384-9888

January 25, 2017

City of Lawrence, Kansas
Attn: Barry Walthall
Timberly Krutz
Planning and Development Services
Riverfront Plaza
Lawrence, KS. 66044

RE: Sign Permit and Sign Variance Application
Fox Run Apartments, 4500 Overland Drive, Lawrence, KS. 66049

Dear Barry and Timberly,

Please allow this letter to be the text of the application for the sign variance form. Rather than hand write the form, I felt this would be more readable by all.

Variance Requests: The request is to update the Fox Run monument sign on Folks Road in the same location and size, with a new sign face of more modern colors and font. In addition, add two small directional signs to the property office, one on Folk Road entrance and one on the Overland entrance per the attached drawing of the signs and the location on the property site plan attached.

Current City Code: See attached code highlighted in yellow

Section A: Per the City of Lawrence sign ordinance, specifically section 5-1827 for area markers allowed in a residential district and section 5-1828 for directional signs. Fox Run Apartments are located in RSO, residential single family- office. Section 5-1841.6 refers to the ground signs allowed in a commercial zone. The Ownership feels the property was built under commercial zoning that was later replaced with RSO. Due to this change beyond our control, we feel the property is non-conforming (the property was originally built under different zoning) Ownership is requesting a sign variance for the new monument sign face to be the same size and height of the current monument sign and

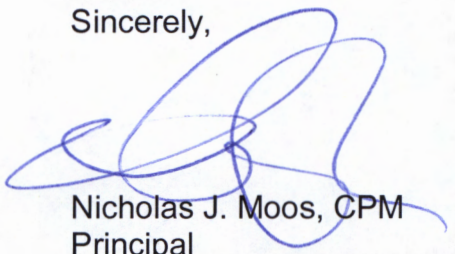
directional signs advertising the property be allowed due to these issues. Also, this issue was not created by the property Owner or applicant

Section B: The granting of the variance will not affect the public welfare or other property or neighborhoods in which the property is located as this improvement and modernization of the monument sign will enhance the appearance of the property and the neighborhood. The new monument sign face will be in the same location and size of the current monument sign so no change will be seen over than the new color of the sign and font. Also, the new sign will be beneficial to the property and to the City of Lawrence as it will allow the property to attract quality renters to keep high occupancy and generate rents to pay to maintain the property in a quality manner and also pay considerable real estate taxes to the City of Lawrence.

Section C: The strict interpretation of the requirements of this article would create hardships for the property as it will diminish its ability to attract quality residents to the property, offer well managed and affordable housing the residents of Lawrence and by not allowing painting and modernization of the sign; the overall curb appeal of the property along Folks Road would suffer.

Do to the factors above, the Ownership of Fox Run Apartments is requesting a sign variance to allow the replacement of the sign face of the monument sign in the same location, size and height as current; and to add two small directional signs at the entrances of the property.

Sincerely,



Nicholas J. Moos, CPM
Principal

Orion Property Group LLC
Managing Agent for Fox Run Apartments, KS, L.P.



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Building Safety Division
 1 Riverfront Plaza, Suite 110
 PO Box 708
 Lawrence, KS 66044
 Phone: (785) 832-7700
 Fax: (785) 832-3110
www.lawrenceks.org
buildinginspections@lawrenceks.org

SIGN PERMIT APPLICATION*

Date: May 3, 2016

Project Name: Fox Run Apartments

Project Address: 4500 Overland Rd. Lawrence, KS. 66049

Type of work: ☐ Construct New Sign ☒ Permanent
 -OR-
☒ Rework or Replace Existing Sign ☐ Temporary from: _____ to _____

Type of Sign ☒ Ground Sign ☐ Wall Sign ☐ Awning/Canopy ☐ Banner
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated (method) Ground lights on sign

Sign to be constructed of: Wood, reworking existing sign due to age

Sign Size: Sign Width: 8' Sign Height: 4'6" Total Sq Ft: 36

Ground Signs: Height from grade to top of sign: 6'5"
 Distance from street right-of-way: 4'11"

Wall Signs: Business facade width (ft) N/A height (ft) _____ Total Sq Ft: _____

Estimated Value: \$2,000

- *Required Attachments:
- *A site plan showing sign placement on the property
 - *A drawing or photograph detail showing sign graphics and dimensions
 - *An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation to the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org.

Sign Contractor: Kim Miller Signs

Applicant Name (please print): Nicholas J. Moos, Managing Agent

Phone Number: 913-961-7940 Email: nmoos@orionpg.com

Electrical Contractor (if required): N/A

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature

May 3, 2016

Date

Nicholas J. Moos, CPM
 Orion Property Group, LLC
 Managing Agent for

Fox Run Apts. KANSAS, L.P.

Fox Run Apts
4500 Overland Dr.
Lawrence, KS
2-8-16
revised 2-4-17



TRAJAN BOLD

Reface 48" x 96" dibond panel with raised
FOX RUN and "fox" logo

12" x 96" dibond bottom panel
Qty 1 each

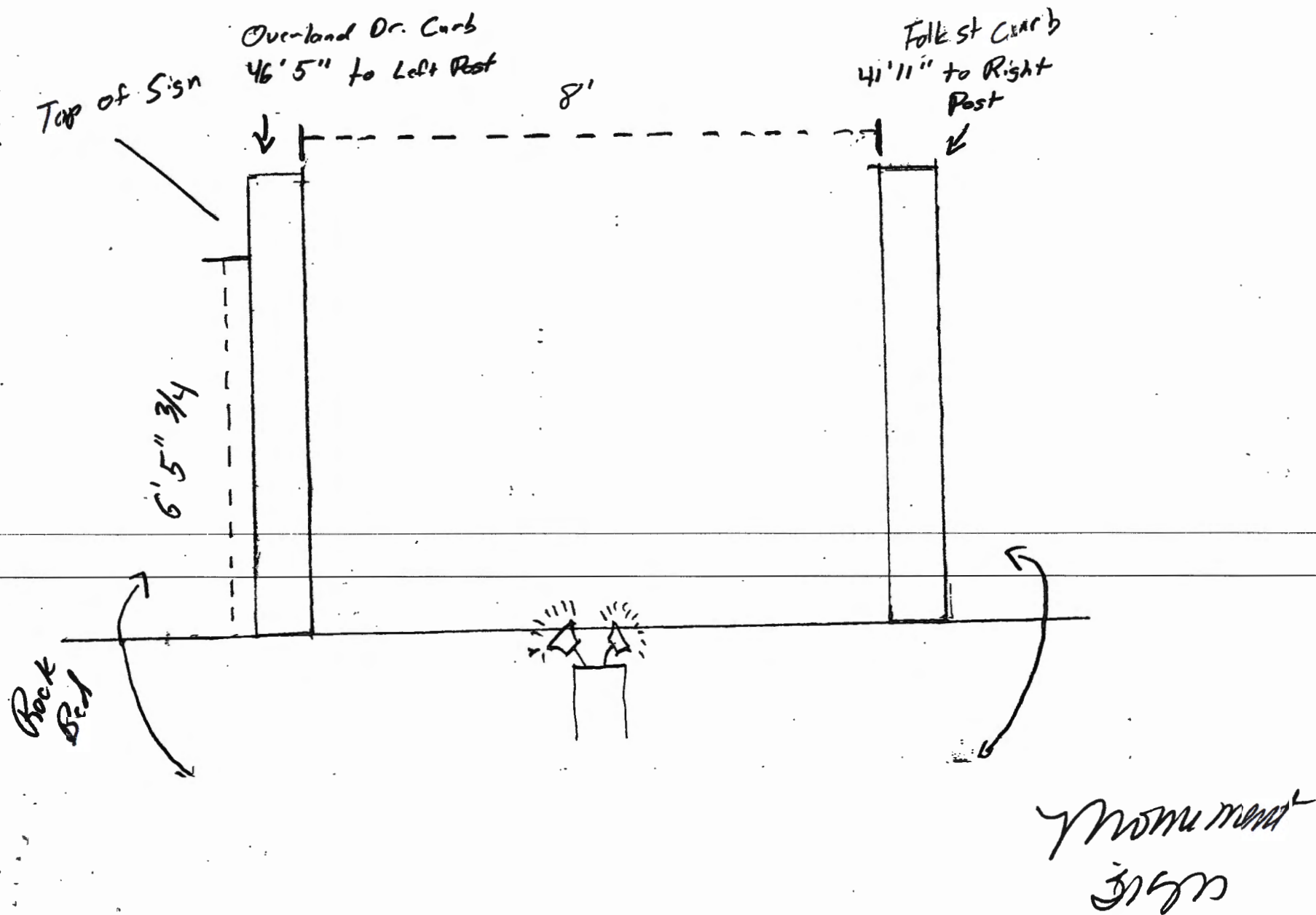
Install on existing posts need to add new back bracing
repaint posts and caps
corner of Overland and Folks



24"x24" dibond panels
back to back

1- corner of Overland and
west entrance to property

1- corner of Folks and
East entrance to property



Fox Run Apts
4500 Overland Dr.
Lawrence, KS
2-8-16

TRAJAN BOLD

DRAFT



DRAFT



24"x24" dibond panels
back to back

1- corner of Overland and
west entrance to property

1- corner of Folks and
East entrance to property

Current Sign



FOX RUN

APARTMENTS

4500 Overland Drive *Phone* 843-4040

A large wooden sign for Fox Run Apartments. The sign is mounted on two wooden posts and features a decorative arched top with a silhouette of a fox running. The text 'FOX RUN' is in large, stylized white letters with a red outline. Below it, 'APARTMENTS' is written in smaller white letters. At the bottom, a white rectangular box contains the address and phone number. The sign is set against a backdrop of evergreen trees and a house.

FOX RUN

A P A R T M E N T S

4500 Overland Drive *Phone* 843 • 4040

New
Directional

Current
Sign
Location

New
Directional

A-101-108 1st
201-208 2nd
Left to Right

UNIT	TYPE	NUMBER	PARKING	BICYCLE
1	BEDROOMS	24	24	15
2	BEDROOMS	24	24	15
3	BEDROOMS	24	24	15
4	BEDROOMS	24	24	15
5	BEDROOMS	24	24	15
6	BEDROOMS	24	24	15
7	BEDROOMS	24	24	15
8	BEDROOMS	24	24	15
9	BEDROOMS	24	24	15
10	BEDROOMS	24	24	15
11	BEDROOMS	24	24	15
12	BEDROOMS	24	24	15
13	BEDROOMS	24	24	15
14	BEDROOMS	24	24	15
15	BEDROOMS	24	24	15
16	BEDROOMS	24	24	15
17	BEDROOMS	24	24	15
18	BEDROOMS	24	24	15
19	BEDROOMS	24	24	15
20	BEDROOMS	24	24	15
21	BEDROOMS	24	24	15
22	BEDROOMS	24	24	15
23	BEDROOMS	24	24	15
24	BEDROOMS	24	24	15

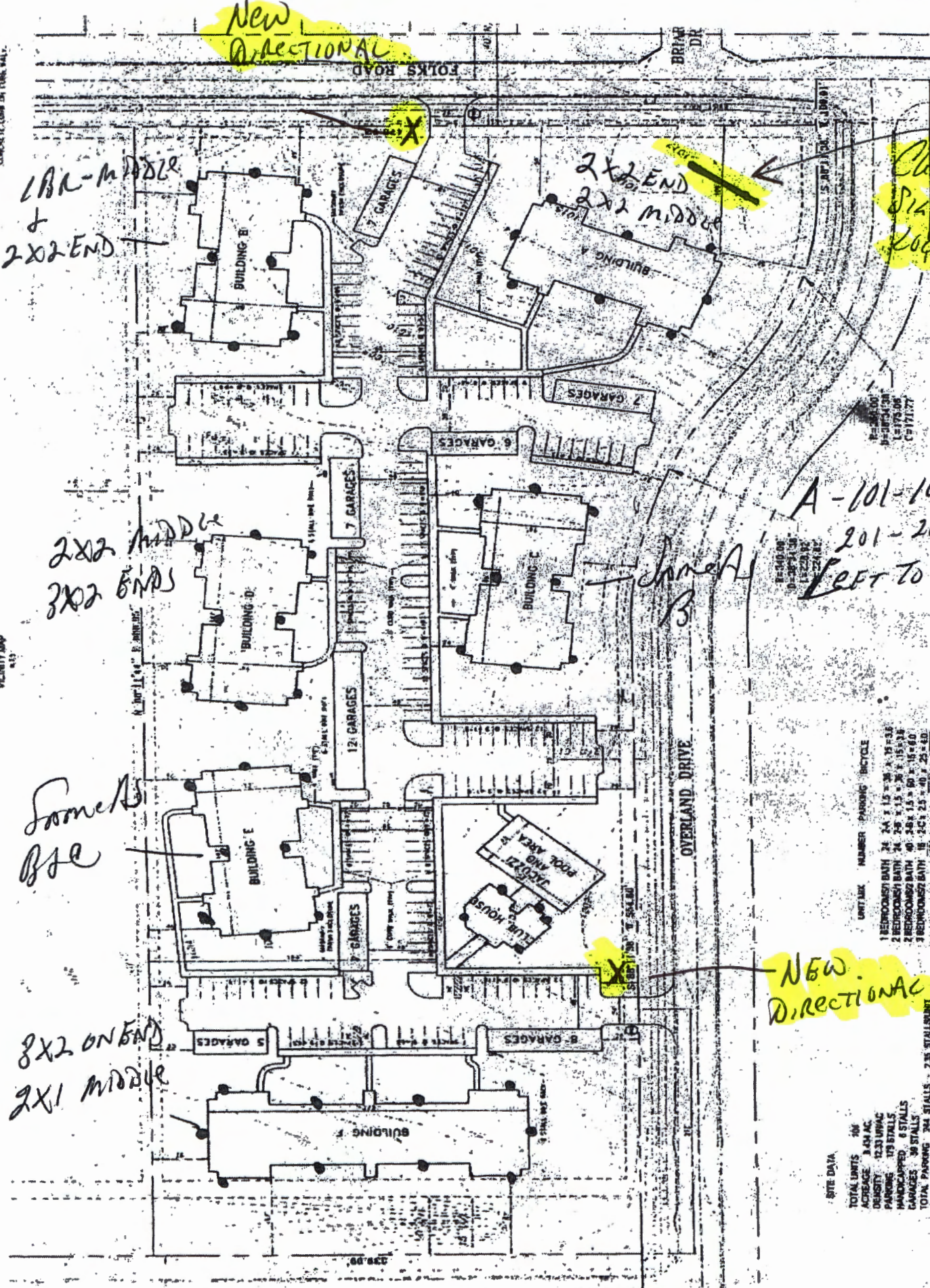
SITE DATA
TOTAL UNITS 240
ACREAGE 8.42 AC
DENSITY 28.38 U/AC
PARKING 240 STALLS
PARKING 240 STALLS
TOTAL PARKING 240 STALLS
OWNER
NORTHLAND VENTURES, L.C.
P.O. Box 678

1BR-MODEL
+
2X2 END

2X2 MIDDLE
3X2 END

Some
Bse

8X2 ON END
2X1 MIDDLE





MILLER SIGN SHOPPE, LLC

15146 174th Street
Bonner Springs, KS 66012

Estimate

Date	Estimate #
3/17/2016	10042

Billing Address
Orion Property Group, LLC 8826 Santa Fe Drive Suite 190 Overland Park, KS 66212

Ship To
Fox Run Lawrence 4500 Overland Dr. Lawrence, KS

Shipping Method	Customer Contact & Ph...
	Nick

Item	Description	Qty	Cost	Total
CUSTOM	2'x2' leasing directionals per face	4	75.00	300.00T
6' painted	6' x4"x4" painted posts	4	45.00	180.00T
INSTALL	on ground	2	95.00	190.00T
CUSTOM	44"x72" panels with raised letters on FOXRUN and the fox logo. All else is vinyl	1 X	575.00	1,150.00T
CUSTOM	24"x72" panels with vinyl address and phone number	2	180.00	360.00T
10' Painted	10' Painted 4"x4" posts	2	65.00	130.00T
CUSTOM	interior framework between posts	1	150.00	150.00T
INSTALL	remove old and install new. Plants and obstruction like rock, must be removed by customer prior to installation	1	200.00	200.00T
PERMIT	not needed per Nick- putting sign back in same location	1	0.00	0.00
	Note New 2016 Terms: 50% down with credit card in order to process order and balance due on credit card day of installation			

Production will not begin until this estimate is signed and faxed to us at 913 441-8692.

Subtotal	\$2,660.00
Sales Tax (7.5%)	\$199.50
Total	\$2,859.50

Signature _____

E-mail	Web Site
kim@millersignshoppe.com	www.millersignshoppe.com

5-1840.3 Business Signs Unilluminated, In residential districts, shall be permitted subject to the following conditions:

(A) Professional or occupation name plates not over two (2) square feet in area and showing only the name and/or address and occupation of the occupant. There shall be only one (1) name plate for each dwelling. The name plate shall be affixed to the principal building flat against the wall.

(B) In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) wall sign up to ten (10) square feet of surface area per building shall be permitted. In Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), and Planned Office District (POD) districts, one (1) monument sign may be installed for a tract of property which has a size of one (1) acre or larger. The monument sign shall not exceed sixteen (16) square feet in sign surface area and four (4) feet in height. The base of the monument sign, the dimensions of which shall be excluded from the limitations on the sign surface area, may have a height not exceeding four (4) feet. If a monument sign exists for a tract of property in a Single-Dwelling Residential-Office (RSO), Multi-Dwelling Residential-Office (RMO), Commercial Office (CO), or Planned Office District (POD) zoned district, any wall sign shall be no greater than two (2) square feet of surface area per building.

(C) Real estate signs, single or double faced, advertising "for sale" or "for rent" or "for lease" of the premises upon which the sign is located subject to the following conditions:

(1) Only one (1) sign for each real estate company shall be permitted per lot, or for each fifty (50) feet of street frontage.

(2) No sign shall exceed eight (8) square feet in area.

(3) When a sign is affixed to a building, it shall not project higher than one (1) story or ten (10) feet above the ground level.

(4) Ground signs shall be securely anchored to the ground and shall not project higher than five (5) feet above the ground grade.

(5) One wall sign may be attached to a wall of an apartment building located in RM, RMG, RMO, and PRD zones. Such sign shall not exceed ten percent (10%) of the wall to which it is attached or ninety (90) square feet, whichever is less. The wall to which such sign is attached shall front or face upon a public right-of-way. In no case shall more than one (1) sign be permitted for any apartment complex. (Ord. 6635)

5-1841 SIGNS PERMITTED IN COMMERCIAL DISTRICTS.

CN1 (Inner Neighborhood Commercial), CN2 (Neighborhood Shopping Center), IBP (Industrial/Business Park), IL (Limited Industrial), PCD (Planned Commercial Development) PID (Planned Industrial Development). Additional restrictions apply when these districts are within the South Lawrence Trafficway Overlay District (5-1848). Provided, from and after March 22, 1995, the installation of a ground sign/pole mounted shall not be permitted in any of the above cited commercial or industrial districts. The replacement or repair of a ground sign/pole mounted shall be allowed pursuant to 5-1841.5 (Ord. 6635)

5-1841.1 Bulletin signs, as set forth in Section 5-1840.2 of this Article.

5-1841.2 Business signs, illuminated and non-illuminated, subject to the following conditions:

(A) One ground sign, pole or surface mounted, may be erected in an off-street parking lot, a unified shopping center or industrial tract for purposes of identifying the development. The sign shall display only the name and the location of the development and names of stores, occupations or businesses located in the development. The size of the sign shall not exceed thirty (30) feet in height or one hundred (100) square feet in area.

Fox Run Apts
4500 Overland Dr.
Lawrence, KS
2-8-16
revised 2-4-17

96"

FOX RUN
4500 OVERLAND DR.
APARTMENTS

TRAJAN BOLD

Reface 48" x 96" dibond panel with raised
FOX RUN and "fox" logo
12" x 96" dibond bottom panel
Qty 1 each
Install on existing posts need to add new back bracing
repaint posts and caps
corner of Overland and Folks

48"

LEASING
CENTER
↓

40"

8'

24"x24" dibond panels
back to back
1 - corner of Overland and
west entrance to property
1 - corner of Folks and
East entrance to property