

L. SIGN APPROVAL - OVERLAND PARK REGIONAL MEDICAL CENTER - 10500 Quivira Road

1. APPLICANT: United Sign Corp. is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting sign approval to allow new wall, monument, and directional signage for a medical center.
3. LOCATION: The subject property is located at 10500 Quivira Road.
4. EXISTING ZONING: This property is currently zoned SUP, Special Use Permit, for an indefinite period of time for a hospital.
5. ANALYSIS: The applicant is requesting sign approval for new signage at Overland Park Regional Medical Center. A total of 11 ground-mounted signs are proposed, along with eight wall signs that would replace the existing signage on site. Some of the directional ground-mounted signs are taller than the five feet allowed by the Unified Development Ordinance for typical directional signage in order for all the sign copy to be seen over the existing landscaping. However, since the medical center is allowed by a special use permit, there are no specific sign regulations regarding the size of the signs. The signs do have to be approved by the Planning Commission, though. Following is a list of the signs, along with the current sign dimensions for the ground-mounted signs and the proposed dimensions for all the signs. Because of the difficulty in measuring the existing wall signs, those dimensions are not provided. Wall signs 1, 3, 4, and 5 are the only ones where the text is changing from Overland Park Regional to Overland Park Regional Medical Center, thus changing the length of the wall signs. All four of those wall signs are less than 10 percent of the area of the façade on which they are located.

	<u>Current Dimensions</u>	<u>Proposed Dimensions</u>
Sign 1	20' by 9'-2"	20' by 13'-4"
Sign 2	~3' by 6'	5' by 6'
Sign 3	4' by 2'	4' by 6'
Sign 4	4' by 2'-6"	4' by 6'
Sign 5	4' by 2'	6' by 5'-6"
Sign 6	4'-0.25" by 2'	6' by 5'-6"
Sign 7	4' by 2'-6"	6' by 5'-6"
Sign 8	8'-1" by 4'	6' by 5'-6"
Sign 9	8'-1.5" by 4'	6' by 5'-6"
Sign 10	6'-1" by 3'	6' by 5'-6"
Sign 11	unknown	5' by 6'-9"

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Wall Sign 1	4'-3" by 85'-4.75"
Wall Sign 2	18'-10" by 20'-7"
Wall Sign 3	4'-3" by 85'-4.75"
Wall Sign 4	3'-8.75" by 75'-2.5"
Wall Sign 5	4'-3" by 85'-4.75"
Wall Sign 6	1'-5.25" by 32'-9.75"
Wall Sign 7	1'-8.5" by 21'-5"
Wall Sign 8	1'-8.5" by 21'-5"

Sign 11 at the southwestern area of the medical center was installed without a permit. The applicant was not sure of the dimensions of the previous sign at that location. Since the sign was installed without a permit, the fee for that sign permit will be doubled. The monument sign at the northwest corner of 106th Street and Quivira Road has been updated to match the new signage package and was granted Planning Commission approval in December 2007. A sign permit was obtained for the installation of that sign.

6. STAFF RECOMMENDATION: Staff recommends approval of Sign Approval, Overland Park Regional Medical Center, subject to the following stipulation:
 - a. A sign permit is required prior to the installation of any sign.