

STAFF REPORT
Planning Commission Meeting July 30, 2018

AGENDA ITEM NO.: 3C

PROJECT NUMBER / TITLE: Case #18-08

REQUEST: Application designating sign of Historic Significance at 5710 Johnson Drive

LOCATION: 5710 Johnson Drive
Parcel KPF27500000 0143
Casey's Auto Repair On the Drive

APPLICANT: Carl and Cathy Casey
5710 Johnson Drive
Mission, KS 66202

PROPERTY OWNER: RAYNLEE LLC
5917 Beverly
Mission, KS 66202

STAFF CONTACT: Laura Smith, City Administrator

ADVERTISEMENT: NA

PUBLIC HEARING: NA

Background:

The applicant has submitted an application for designation of the existing pole sign structure 5710 Johnson Drive, Casey's Auto Repair on the Drive, as a sign of historic significance.

The building was built in 1953, and an automobile oriented use has occupied the building since its original construction. In 2014 - 2015, Sinclair, who owned the property, faced mandatory replacement of the gas tanks, and decided to stop selling gas at that location. The tanks were removed and, at that time, the panels bearing the Sinclair logo were removed from the existing pole sign cabinet. Casey Bros. Sinclair continued to operate an auto repair business until the summer of 2015 after being in business for 56 years.

Subsequently, Carl and Cathy Casey entered into negotiations to purchase the property with plans to open a second location (currently operating Casey's Auto Repair at 5917 Beverly). During the acquisition process, the Caseys inquired about the possibility of

reusing the existing pole sign. At that time, pole signs were not allowed per Mission's Code, and therefore, the existing pole sign that had been associated with the Sinclair station was considered a "non-conforming sign" subject to the provisions of Section 420.220 (C) of the Mission Code, and the changes the Caseys were requesting were not allowed.

At about the same time, the City undertook a lengthy inventory and evaluation process to address potential changes to the sign code. Based on the pending request by the Casey's to reuse the sign, no specific enforcement to remove the existing pole sign cabinet/structure was initiated. The Council ultimately adopted revisions to Mission's sign code in April 2017.

Following adoption of the new code in 2017, education and enforcement efforts were initiated throughout the City. In the course of this work, both Council and staff continued to hear feedback regarding various prohibited sign types, primarily pole signs. The Council discussed the issue at several committee meetings in both 2017 and 2018, and ultimately asked staff to draft proposed revisions which might allow for the reuse of currently prohibited sign types on a limited, case by case, basis.

The revisions presented to the Planning Commission in May 2018, and approved by the City Council in June 2018, included the addition of Section 430.130 creating a new sign category - Signs of Historic Significance. The intent of the new code language was to provide a mechanism which allows for the preservation, maintenance or reuse of signage that contributes to Mission's unique character, history or identity, but would otherwise be prohibited.

The application process and requirements are detailed in the code, and the application before the Planning Commission has been submitted in accordance with those requirements.

Code review: In June 2018, the City Council adopted Ordinance 1480 revising the sign code of the City of Mission to include Section 430.130, creating a new sign category - Signs of Historic Significance. In order to be considered for designation as a sign of Historic Significance, the municipal code outlines that the following minimum criteria must be satisfied:

1. The sign shall have been installed at least forty years prior to the date of the application.
2. The sign is structurally safe or can be made safe without substantially altering its historical appearance.
3. The sign retains the majority of its character defining features, (materials, technologies, structure, colors, shapes, symbols, text and/or art that have historical significance, are integral to the overall sign design, or convey historical or regional context.

4. The sign exemplifies the cultural, economic and historic heritage of the City.

Based on Staff review of the application, it appears to demonstrate compliance with the minimum standards as follows (staff notes appear in *italics*):

1. The sign shall have been installed at least forty years prior to the date of the application.

According to minutes of the Mission City Council, the sign was originally approved in June 1970, making it approximately 48 years old and satisfying age requirement included in the ordinance.

2. The sign is structurally safe or can be made safe without substantially altering its historical appearance.

The application included a report from Norton & Schmidt assessing the structural safety of the existing sign base, pole and cabinet and finding no defects which would require substantial alteration to the historical appearance.

3. The sign retains the majority of its character defining features, (materials, technologies, structure, colors, shapes, symbols, text and/or art that have historical significance, are integral to the overall sign design, or convey historical or regional context.

Based on the information provided in the application, the sign will retain or maintain, at a minimum, materials, technologies, structure, and shape. This results in achieving four of the seven criteria outlined in the ordinance.

4. The sign exemplifies the cultural, economic and historic heritage of the City.

The most subjective of the criteria outlined in the ordinance, the applicant has provided information which is intended to frame the historical context of the building, the sign and its relationship to the Johnson Drive corridor.

The application packet would, therefore, demonstrate compliance with items 1, 2, 3 and 4 and is proceeding for consideration by the Planning Commission in accordance with the City of Mission's sign code.

Staff Recommendation

Staff recommends the Planning Commission approve Case #18-08 and designate the existing pole sign located at 5710 Johnson Drive as a Sign of Historic Significance thereby making all future modifications subject to the requirements outlined in Section 430.130 of the City of Mission Municipal Code.

Planning Commission Action

To be determined at the time of consideration. If approved, no further Planning Commission approval is required.

City Council Action

To be determined at the time of consideration. If the application is denied by the Planning Commission, the applicant may appeal the decision to the City Council within thirty (30) days of the Planning Commission's decision.