

AN ORDINANCE AMENDING CHAPTER 15.44, "SIGNS, BILLBOARDS, AWNINGS AND STREET CLOCKS" OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI BY ADDING A HOSPITAL CAMPUS SIGN DISTRICT.

WHEREAS, the City of North Kansas City, Missouri ("the City") is a third class city and political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City regulates signage for the purposes of preserving the unique character of the City, enhancing the visual quality of the community, promoting economic viability, providing for effective communication for businesses, protecting property values, and promoting civic beauty; and

WHEREAS, the City desires to amend its existing code to create a Hospital Campus Sign District in order to regulate signs on the North Kansas City Hospital campus.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

Section 1. Chapter 15.44, "Signs, Billboards, Awnings and Street Clocks," of THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI is hereby amended to add the following Section 15.44.255, "Hospital Campus District" which shall hereafter read as follows:

15.44.255 Hospital Campus District.

TABLE 15-7: HOSPITAL CAMPUS DISTRICT SIGN ALLOWANCES

District	All that area lying north of Armour Road, west of Walker Road, and east of Vernon
Boundaries	Road that is operated for hospital, medical office, or related purposes

TABLE 15-7: HOSPITAL CAMPUS DISTRICT SIGN ALLOWANCES

Sign Type

Wall Signs

Each building shall have a total wall sign allowance of 25% of the wall area, per wall.

Each building may have up to 3 wall signs per wall. Or, buildings with multiple tenants occupying individual units with separate entrances may have 1 wall sign per tenant space, provided the sign is located on the individual unit space.

Signs larger than 150 square feet in area shall require review and approval by the Planning Commission.

Each sign shall be at least 20' from another sign.

Wall signs shall be no higher than 30'.

Any wall sign projecting more than 12" from the wall shall be limited to no more than 100 square feet. The area for a projecting sign shall count towards the total wall sign area allowance at a rate of 1.5 times that actual area of the projecting sign. Projecting wall signs shall not extend more than 8' from the wall and shall maintain at least 10' clear area above the ground.

Window Signs Each building may have window signs on all first-story windows.

Window signs shall not exceed more than 20% of the first-story window area.

Any window signs on upper stories shall count towards the area requirement for wall signs, but may be in addition to the quantity limit. Upper story window signs shall not exceed more than 15% of the window area.

Entrance Signs One monument sign per intersection may be erected at each campus entrance where Clay Edwards Drive intersects another public street.

No entrance sign shall exceed 18 feet in height.

An entrance sign shall be set back a minimum of 35 feet from any property line and from the curb of any private street or drive.

No single entrance sign shall exceed 150 square feet in area.

Ground Signs No single ground sign shall exceed 250 square feet.

Ground signs shall be separated by a minimum of 35', including signs on adjacent property.

Pole signs shall be no higher than 30', but must have a minimum clear area of 12' for the lowest edge of the sign.

Monument signs shall be no higher than 10'.

Pedestrian Signs Each building shall be allowed 1 pedestrian sign for each primary building entrance, and 1 pedestrian sign per each 50' of linear building frontage.

No single pedestrian sign shall exceed 8 square feet.

Any pedestrian sign hanging above a pedestrian walkway, such as signs affixed to awnings or canopies, shall maintain at least 7' clear area from the walkway.

Directional Signs No single directional sign shall be larger than 24 square feet in area.

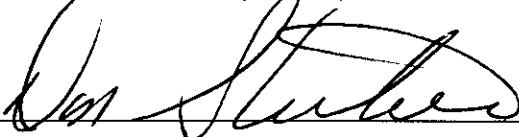
Off-Premise Commercial Signs Prohibited

Section 2. Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.


Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED this 19th day of May, 2015.




Mayor

ATTEST:



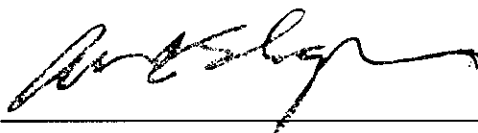
City Clerk

APPROVED this 19th day of May, 2015.



Mayor

APPROVED AS TO FORM:



City Attorney



City Counselor

MEMORANDUM



TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP, Community Development Director

DATE: May 19, 2015

RE: Amending Chapter 15.44; Hospital Campus Sign District

Chapter 15.44, regulating signs within the city, divides the city into sign districts and establishes sign regulations for each district. In March, the City Council approved amendments to the sign ordinance to clarify the extent of the General Business Sign District and the Residential Sign Districts. One of the points of confusion those amendments sought to eliminate was which sign district was applicable to the North Kansas City Hospital campus. The hospital campus was not included in the previous General Business Sign District, but it did not have its own sign district regulations either.

In working with the hospital's sign contractor on planned new signage for the hospital's main entrances, it is clear to staff that the General Business Sign District regulations are not well applied to the hospital campus. The hospital, with its relatively secluded campus, has different signage needs and challenges than other areas of the city. For those reasons, we propose adding a new sign district to the Sign Ordinance that is intended to regulate signage on the campus.

The proposed ordinance adds a new Section 15.44.255, Hospital Campus Sign District to the sign ordinance. The proposed regulations would permit the Hospital to move forward with new entrance signage that they have planned. We do not believe that these regulations would have a negative impact on any existing signage on the campus.