

Chapter 18.442
K-150 CORRIDOR AREA OF SPECIAL CONTROL

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18.442.010 K-150 Designated as Area of Special Control

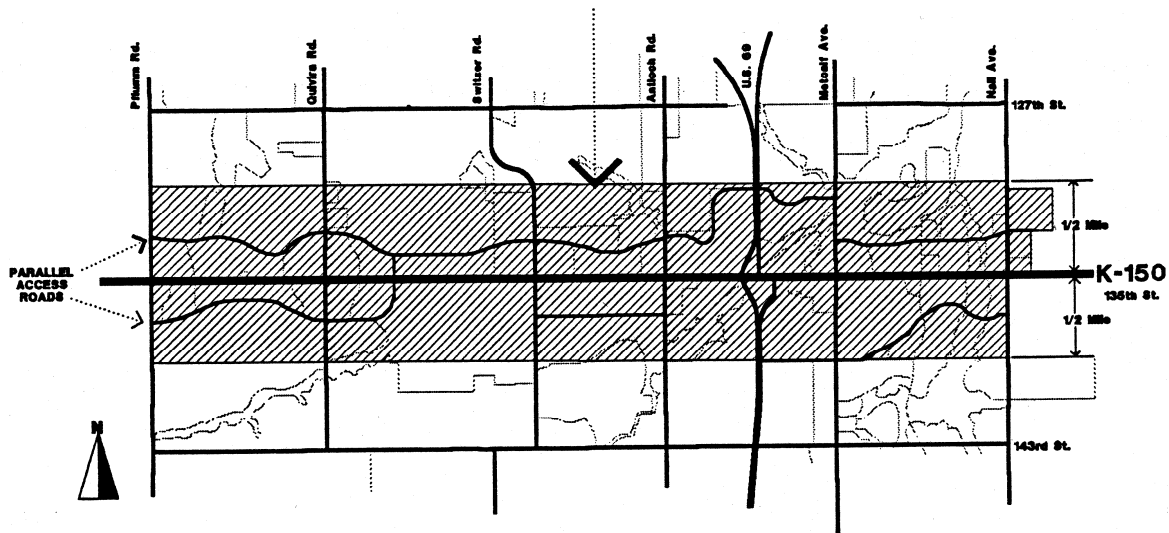
Pursuant to the authority of O.P.M.C. Section 18.440.120, the K-150 Corridor is hereby designated as an Area of Special Control. The boundaries of the K-150 Corridor are depicted on Figure 18.442.010, and, in accordance with Section 18.440.120.C, shall be indicated on the Official Zoning Map of the City.

(History: Ord. SSC-1731 §1, 92)

Figure 18.442.010

Area of Special Control

**Area of Special Control
per Ordinance No. SSC-1731**



18.442.020 Statement of intent

K-150 (135th Street) is a critical transportation artery connecting the City of Olathe and western Johnson County to the state highway system in Missouri. Due to the importance of K-150 to the future development of Overland Park and other affected communities, in 1985-1986, the cities of Overland Park, Olathe and Leawood, together with Johnson County, undertook a cooperative planning process concerning the K-150 Corridor. The planning process included a traffic study, analysis of present and potential future land uses and an analysis of the alignment and costs of ultimate capital facilities requirements. The result of the intergovernmental planning process was the K-150 Corridor Study, which study was subsequently adopted by the three cities. The study recommended that K-150 be developed as a limited access major thoroughfare, with ultimate capacity to eight through lanes. The study recommended a series of "reverse frontage roads" (now referred to as parallel access roads), generally located approximately one-quarter to one-half mile north and south of the K-150 right-of-way, which roadways were designed to provide the primary points of access to many of the properties along K-150, thereby alleviating traffic congestion on K-150 itself. Since its adoption of the K-150 Corridor Study in April, 1986, the City of Overland Park has continued to refine plans for future development along that portion of K-150 within the City through its annual review and update of the Master Plan. Due to the volume of traffic which will traverse the City on a daily basis on K-150, it is important for purposes of traffic safety as well as for aesthetic considerations that signage within the Corridor be distinctive, aesthetically pleasing and not create unnecessary distractions for motorists. Therefore, the Governing Body has determined it to be necessary to designate the K-150 Corridor as an Area of Special Control.

(History: Ord. SSC-1731 §2, 92)

18.442.030 Application of sign regulations

Except as otherwise provided herein, sign regulations contained in Chapter 18.440 shall apply within the K-150 Corridor.

(History: Ord. SSC-1731 §3, 92)

18.442.040 Definitions

For purposes of this Chapter, the following definitions shall apply.

"Signature markers" are a type of monument sign which may be utilized by properties fronting on K-150. Signature markers are intended to be the dominant signage element for all developments along the K-150 frontage and shall have a strong architectural tie to the development. Typically, they are ornate and sculptural in nature, with a heavily landscaped background. A signature marker may be utilized as a substitute for one project identification sign or one monument sign (where project identification signs are not allowable), and shall conform to the size and height limitations for such signs set forth in the applicable zoning district sign regulations. Signature markers shall only contain the name of the development and the developer.

"Entry markers" are similar or visually related to signature markers but are smaller in scale, and are located at the entrances of the development. Text on entry markers shall be limited to the name of the development, and the associated logo, and the word "entrance."

Where utilized pursuant to the terms of this Chapter, entry markers may be substituted for parking lot directional signs otherwise permitted pursuant to Section 18.440.060.C.

"Parallel access roads" refers to those super-collector or collector streets identified as such on Figure 18.442.010.

(History: Ord. ZRR-2698 §18, 2007; SSC-1731 §4, 92)

18.442.050 Use of signature markers in commercial and industrial districts

Any developer of land within any commercial or industrial district fronting on K-150 may, at the developer's option, elect to utilize signature markers which conform to the requirements set forth in Section 18.442.060.

- A. Where a developer elects to substitute a signature marker for one project identification sign or monument sign, entry markers may be installed at each entrance in lieu of parking lot directional signs otherwise permitted pursuant to Section 18.440.060. Entry markers shall consist of either of the following:
1. A double-faced sign, with the area of each face not to exceed twenty square feet;
 2. Two single-faced signs, one on each side of the entrance, with the area of each sign not to exceed twenty square feet.

Where the entrance has a landscaped median, a double-faced entry marker may be located within the median.

- B. Where a developer of land within any commercial or industrial district fronting on K-150 elects not to substitute a signature marker for a project identification sign or monument sign, and the property also abuts a parallel access road, all signs along the parallel access road, or within 100 feet of the parallel access road, including monument signs and parking lot directional signs, shall conform to the standards for such signs applicable to District CP-O, as set forth in Sections 18.440.060 and 18.440.080.E, regardless of the zoning district classification of the property.

(History: Ord. SSC-1731 §5, 92)

18.442.060 Requirements for signature markers and entry markers

- A. Signage plans and details for signature markers and entry markers shall be submitted at the time of application for approval of the first final development plan for the development. The plans and details are subject to the approval of the Planning Commission and shall include:
1. A site plan showing the detailed location of all signage elements.
 2. Elevations of all sides of the signs and monuments along with any associated landscaping or sculptural elements (i.e., fountains, water features, planters, rock work, etc.)

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3. All materials, colors and dimensions noted.
 4. All type (copy) shall be accurately represented.
 5. Lighting details.
 6. Detailed landscape plan for sign locations.
- B. Signature markers shall have the sign face located no less than ten feet, and no more than fifty feet from the K-150 right-of-way.
- C. The proportion of the sign structure, or monument, to the sign face for all entry and signature markers shall be 3:1. In other words, a sign with a one hundred square foot face area would have a base or monument measuring three hundred square feet for a total of four hundred square feet when measured in the elevation showing the sign face. Associated planters, fountain structures, rock work, or detached but related architectural elements may be included in this area.
- D. All signature and entry markers shall have a direct visual tie to the architecture of the development through the use of matching forms, colors and materials. Characteristic architectural details and patterns should be carried through into the design of entry and signature markers, particularly signature markers.
- E. All signature and entry markers shall be lighted in a manner to highlight the architectural details of the monument. Likewise, required landscaping surrounding the markers shall be lighted.
- F. A heavily landscaped area with a ground area of at least five hundred square feet shall surround the base of all signature markers. Entry markers shall be surrounded by at least one hundred square feet of landscaped area. The landscaped area may include trees, shrubs, ground cover, flowering annuals and perennials, fountains, water features, rock work, planters, sculpture, and decorative paving, all of which are to be complimentary to the sign monument. Turf grass is not considered landscaping for purposes of this subsection.

(History: Ord. SSC-1731 §6, 92)

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