

**CITY OF OVERLAND PARK
PROJECT IDENTIFICATION SIGN CRITERIA**

Applicability

The standards and guidelines set forth in these criteria apply to all project identification signs within commercial, office, downtown and industrial districts per Section 18.440.080 of the Unified Development Ordinance.

Multiple tenant buildings or multiple buildings may have project identification signs as permitted in these criteria and within the following development categories.

- Office Parks
- Business Parks
- Industrial Parks
- Shopping Centers

* When feasible, sign design should be submitted with final development plans.

Purpose

The intent of the Sign Criteria is to help ensure harmony, consistency, and visual quality throughout each development. (UDO 18.440.110)

Signs should be designed to complement and reinforce the design of buildings and be attractive, durable and easily readable.

Submittal Requirements

The Sign Criteria should be submitted on 8.5 by 11-inch paper. Recommended content includes:

- Name of the development
- Location of the development
- Development site plan
- Zoning district
- Description of each permitted sign type, including:
 - Type of sign construction
 - Type of illumination
 - Location of sign
 - Maximum sign area
 - Max / Min letter size
 - Letter color(s) and background
 - Letter style

Project Identification Sign Content

Project identification sign content is limited to the name of the office, industrial or business park, or shopping center, with the following limitations:

- Tenant information. (see page 2)
- The name of the developer, property manager and leasing information may be included, but must be less than 4 sq. ft.
- Signs shall not consist primarily of large, flat, backlit panels.
- Signs should blend multiple materials, 3-dimensional elements and creative lighting, and compliment the design of the development.

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Shopping Center Project Identification Sign Content	Permitted Sign Area			
Shopping centers may include tenant information on the identification sign, as follows: (see next page for additional details)	Project Size	Project Identification Signs Allowed	Project Sign Limitations	Size of Allowable Tenant Information Area
<ul style="list-style-type: none"> ▪ Tenant information, where allowed, shall be a list of tenant logos, names, or a combination of both. ▪ There shall be a single scheme for sign construction and colors. ▪ All tenant listing fonts shall be from the same family. ▪ Letter height shall be a minimum of 6 inches and consistent for all tenants. ▪ If tenant information is conveyed as a customized logo or name, it shall be limited to those receiving written authorization from the shopping center owner / manager. ▪ Limited in size as outlined in the table. → 	Less than 150,000 square feet or Less than 15 acres of land area	1 located 10 feet from the street right-of-way	50 sq. ft. per sign face maximum 10 feet in height maximum	Shopping Centers may include a tenant information area up to 40 square feet with no more than 2 customized tenant logos/name display
	150,000 - 500,000 square feet and More than 15 acres of land area	1 located 10 feet from the street right-of-way	100 sq. ft. per sign face maximum 20 feet in height maximum	Shopping Centers may include a tenant information area up to 80 square feet with no more than 4 customized tenant logos/name display
	More than 500,000 square feet and More than 50 acres of land area	2 must be on separate street frontages located 10 feet from the street right-of-way	100 sq. ft. per sign face maximum 20 feet in height maximum	Shopping Centers may include a tenant information area up to 80 square feet with no more than 4 major tenants with customized logos/name displays

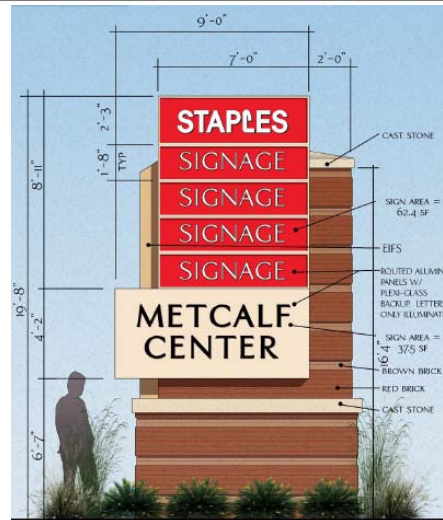
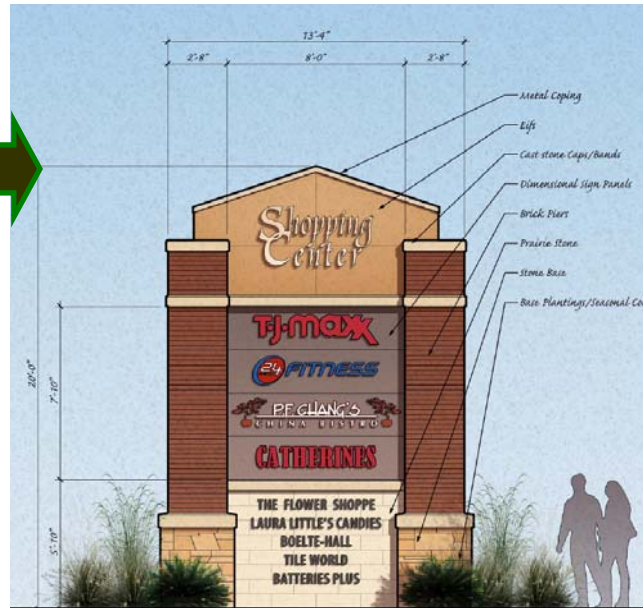
* Office parks containing at least 4 buildings and shopping centers containing at least 4 tenant spaces may apply for an expanded project identification package. See page 3.

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Project Identification Sign Tenant Information

If tenant information is conveyed as a customized logo and name, the following criteria must be met:

- Each logo/name must be located in a predefined rectangle.
- The rectangle must be at least eight square feet, but no more than 20 square feet in size.
- The height or width of the logo/name within each rectangle shall be at least one foot less than the height or width of the rectangle.
- Logo/name displays must be centered in the rectangle area and are limited to the name of the business or trademarks of the business.
- These signs may use independent color schemes.



Expanded Sign Package *(if approved)

The following additions and modifications shall apply to the basic project identification signs:

- In lieu of 1 project identification sign, developments may substitute smaller project identification signs, but no more than one per perimeter entry into the project.
- Such signs shall not exceed 10 feet in height and 50 square feet in area.
- Shopping centers may include a tenant information area up to 40 square feet with no more than 2 tenants with customized logo/name display.
- The sign area of a project ID sign may be calculated as two separate rectangles.
- The development name/logo may be repeated as a design element throughout the development. Individual design elements may not exceed eight square feet in area.
- Directional signs and kiosks may be permitted at appropriate locations. Such signs shall not exceed 20 square feet or 10 feet in height.
- Up to 25 percent of the sign area may be used for development name/logo.

* To qualify for an expanded project identification package, the applicant must apply to the Planning Commission and demonstrate that all of the signs are of a unified design theme that is based on exceptional design creativity, architectural harmony, and use of attractive and durable materials. Contact Current Planning for all requirements – (913) 895-6197 or pod@opkansas.org

Individual Tenant Sign Content within a Multiple Tenant Development

	Office Districts C-O & CP-O	Restricted Business Districts C-1 & CP-1	General Business & Industrial Districts C-2, CP-2, C-3, CP-3, MD, M-1, MP-1, M-2, MP-2
Wall Signs	No more than 3 wall signs are permitted on each office building, and no more than 1 per business façade. Signs should not exceed 5% of the area of the wall it is mounted on.	No more than 3 wall signs are allowed for each business, and no more than 1 per business façade. Signs should not exceed 5% of the wall area they are mounted on.	No more than 3 wall signs are allowed for each business, and no more than 1 per business facade. Signs should not exceed more than 10% of the wall area they are mounted on.
Monument Signs	1 monument sign for each building is permitted in lieu of 1 wall sign. Signs are not allowed to exceed 5 feet in height (above average grade) and 50 sq. ft. of area. Signs should be located 10 feet from the public right-of-way (ROW) or private curb. 1 additional foot of height is allowed for each additional 2 feet setback from the ROW, not to exceed a maximum height of 10 feet.	1 monument sign , in lieu of 1 wall sign, is allowed for each single-use commercial project developed and managed independent of any shopping center. See monument details (left) under C-O and CP-O districts for allowable dimensions.	1 monument sign , in lieu of 1 wall sign, is allowed for each single-use commercial project developed and managed independent of any shopping center. Signs are not allowed to exceed 10 feet in height and 50 sq. ft. of area. 1 additional foot of height is allowed for each additional 1 foot setback from the ROW, not to exceed a maximum height of 20 feet. Gas service stations that are part of a center are allowed 1 monument sign subject to the same standards.
Miscellaneous	A wall directory sign containing the names and addresses of tenants may be installed at each exterior entrance to the building. These signs are not allowed to exceed 4 sq. ft. in area. Individual tenants with a direct exterior door may have an additional wall sign . These signs should not exceed 5% of the wall area they are mounted on. See <u>UDO Section 18.440.080E</u> for additional requirements	1 projecting sign , in lieu of 1 wall sign, is allowed. The projecting sign is not allowed to be larger than any permitted wall sign and may not project more than 3 feet from the face of any building. Buildings with awnings or canopies are allowed to have 1 sign less than 3 sq. ft. per entry hung underneath the awning or canopy. See <u>UDO Section 18.440.080F</u> for additional requirements	1 projecting sign , in lieu of 1 wall sign, is allowed for each establishment. Drive-throughs & car washes may have 2 menu boards up to 32 sq. ft. of area and 8 ft. in height. Buildings with awnings or canopies are allowed to have 1 sign less than 3 sq. ft. per entry hung underneath the awning or canopy. See <u>UDO Section 18.440.080G</u> for additional requirements