

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input checked="" type="checkbox"/> Special Sign Permit

Project Information and Location

Noland South Shopping Center

Project Name

4400 S. Noland Road, Independence, MO 64055

Project Address/Location

N/A

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Stream Buffer (Yes or No)

N/A

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev.
<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> One PDF copy of a plat map or site plan
<input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> Legal Description of the property in question

Contact Information

Applicant

Noland South Development Company, LLLP

Name

Company

4800 Main Street Suite 400, Kansas City, MO 64112

Address

816.482.0562

chris@shanklawfirm.com

Phone

Email

Architect/Engineer/Surveyor/Other:

Charles Vega

Odimo Architects

Name

Company

701 E 63rd St. # 210 Kansas City, MO 64110

Address

816.708.1500

cvega@odimo.us

Phone

Email

Owner

Noland South Development Company, LLLP

Name

Company

4800 Main Street Suite 400, Kansas City, MO 64112

Address

816.482.0562

chris@shanklawfirm.com

Phone

Email

Architect/Engineer/Surveyor/Other:

Name

Company

Address

Phone

Email

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature

Date

1/24/23

Owner's Signature

Date

1/24/23

Noland South Development Company, LLLP

1968 Shawnee Mission Parkway, Suite 100
Mission Woods, KS 66205

January 26, 2023

Via Electronic Mail

cdplanning@indepmo.org

Mr. Tom Scannell, Director
Independence Community Development Department
Planning and Zoning Commission
111 E. Maple Avenue
Independence, MO 64050

Re: Noland South Development Company LLLP Application for Special Sign Permit

Dear Mr. Scannell:

The Noland South Development Company, LLLP (“Noland South”) which owns the Noland South Shopping Center located at 4400 S. Noland Road in Independence, Missouri, respectfully requests a Special Sign Permit in connection with planned CID-funded signage improvements at the main entrance to the shopping center. Specifically, the existing pole signage at the main entrance is dated and in need of replacement.


Noland South therefore proposes to construct a new elevated sign at this location composed of steel armatures on a masonry base. Design drawings are attached as Exhibit A to this letter.

Allowing a new elevated sign will satisfy tenant concerns about losing visibility with a lower profile replacement structure and—importantly—will harmonize the signage with the more modern designs already constructed along Noland Road to the north. In this way, the new sign will enhance the attractiveness and uniformity of the streetscape. In balancing the interests of tenant visibility concerns with a more modern signage approach, I believe permitting an elevated sign as shown in the attached drawings is an appropriate compromise. As a result, Noland South believes this proposed sign meets the purpose and intent of Article 14-504.

I look forward to discussing this with the Commission on March 14.

Very truly yours,

NOLAND SOUTH DEVELOPMENT
COMPANY, LLLP

By 
Christopher S. Shank

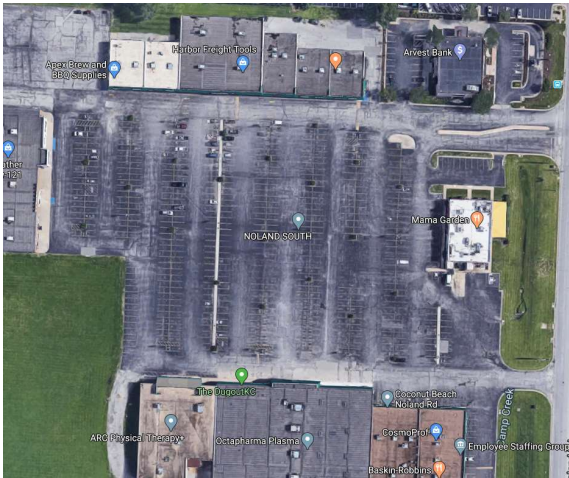
VTY
CSS

Exhibit A

Noland South Shopping Center

**CID Improvement Package
Preliminary Pricing Document**

4466 S. Noland Road
Independence, MO



December 1, 2021

Key

1. Enhanced main site entry at Noland Road:

- Remove center traffic lane
- Add new landscape median with 6" tall concrete curb
- Repair existing asphalt as necessary
- Place new primary sign 'A' at east end of median
- Install ornamental trees (2" cal) and groundcover in median
- Add new deciduous street (3" cal) and ornamental (2" cal) trees along N/S edges of entry drive

2. Enhanced secondary site entries at Noland Road:

- Add plantings (street and ornamental trees) at both edges to visually define and enhance entry
- Place new monument sign 'B' or 'C' adjacent to entry drive/curb cut

3. New landscape islands at ends of existing parking bays:

- Remove existing asphalt paving and soil w/in island boundary
- Construct new 6" tall concrete curb at perimeter of each island
- Repair existing asphalt as necessary
- Place amended soil at 2' DP over 6" DP drainage gravel within island
- Install new deciduous street trees (3" cal) and hardy groundcovers/low shrubs
- Maintain existing parking lot light fixtures in current locations

4. New linear landscape islands (18' wide) with bioretention capabilities (3 total):

- Remove existing asphalt paving and soil w/in island boundary
- Construct 6" wide flush concrete edge at perimeter of each island
- Repair existing asphalt as necessary
- Place highly permeable amended soil at 2' DP over filter fabric and 6" DP drainage gravel within island
- Install new deciduous street trees (3" cal) and hardy grasses/groundcovers
- Maintain existing parking lot light fixtures in current locations

Parking Space Summary

Existing:

- Total building GSF: +/-151,100
- Total parking spaces: +/-692
- Current parking ratio: 4.6 spaces/1000 SF

Proposed:

- Parking spaces removed: +/-150
- New total parking spaces: +/-542
- New parking ratio: 3.6 spaces/1000 SF

N
1"=50' @ 22x34
1"=100' @ 11x17

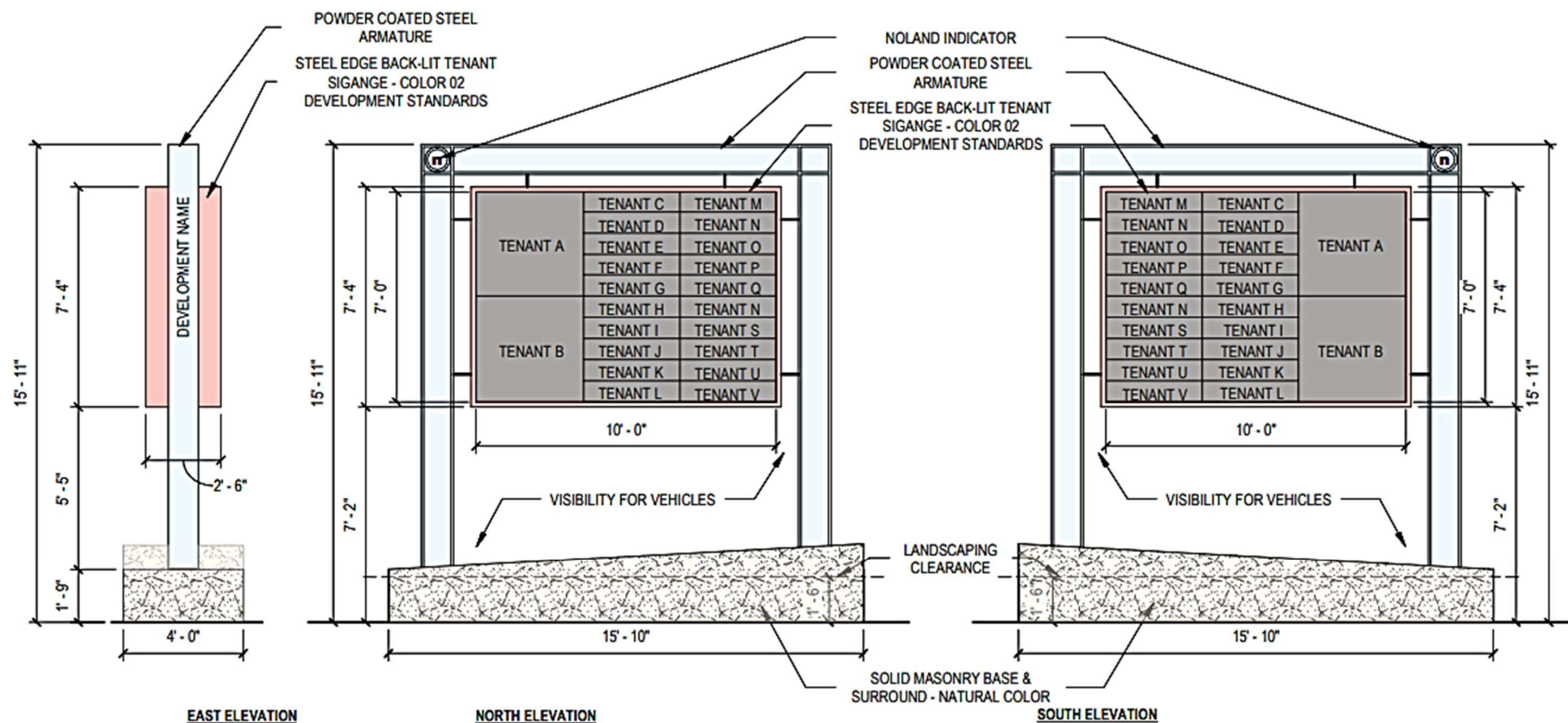


December 1, 2021

Noland South Shopping Center
Independence, MO

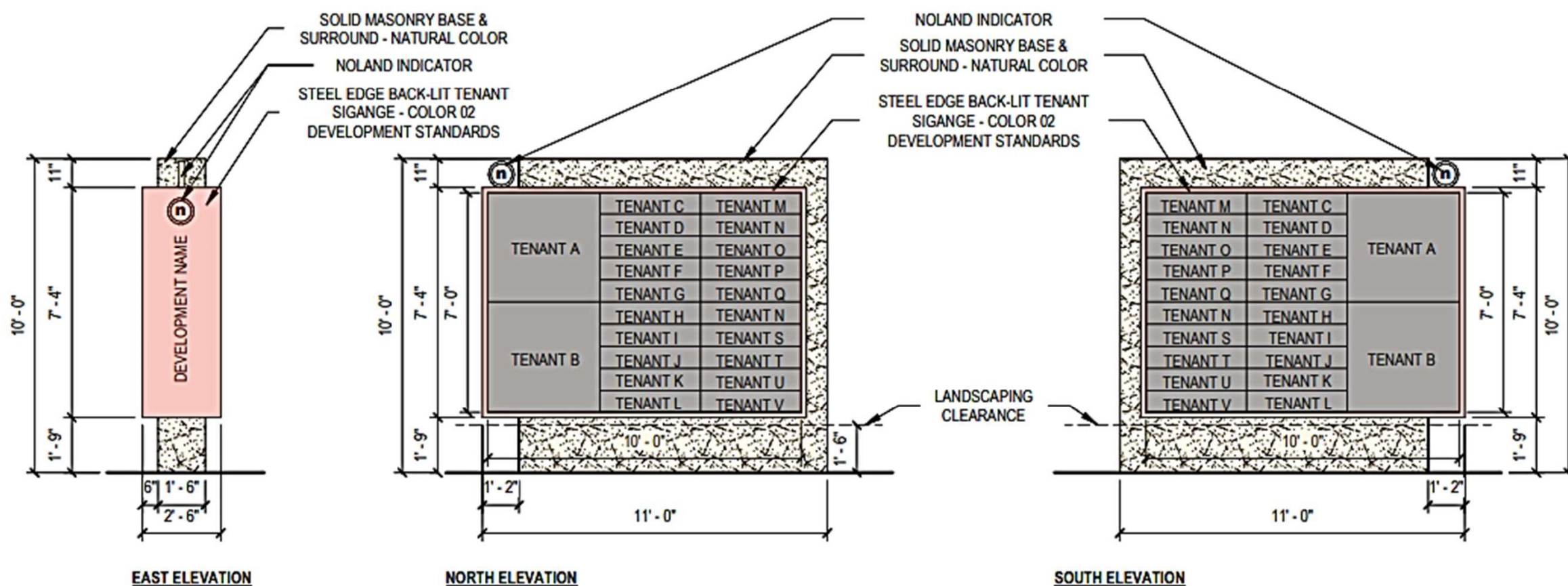
Refined Site Improvement Concept

PLAID
COLLABORATIVE



SIGN TYPE A

More than 8 tenants
Max Height = 10'
Max Length = 11'
Max Depth = 4'
Max Sign Display = 70sf



SIGN TYPE B