



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-080
<b>File Name</b>	SIGN APPLICATION – DTLS Apartments sign package
<b>Applicant</b>	DTLS Apartments, LLC.
<b>Property Address</b>	114 SE Douglas St.
<b>Planning Commission Date Heard by</b>	March 25, 2021 Planning Commission
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: N/A  
Neighborhood meeting conducted: N/A  
Newspaper notification published on: N/A  
Radius notices mailed to properties within 300 feet on: N/A  
Site posted notice on: N/A

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### Attachments

Sign Elevations and Specifications, dated February 22, 2021 – 5 pages  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	DTLS Apartments, LLC
Applicant's Representative	Ryan Adams
Location of Property	114 SE Douglas St.
Size of Property	163,800 sq. ft. (3.76 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Old Town Master Development Plan
Procedure	The Planning Commission takes final action on the sign application.  <b>Duration of Validity:</b> There is no expiration to an approval for a sign application.

Current Land Use
The subject property is located at 114 SE Douglas St. and is the site of the previously approved DTLS Apartments (under construction).

Description of Applicant's Request
<p>This request is for Planning Commission approval of a total of one (1) monument sign, three (3) projecting signs and three (3) wall signs. The applicant has proposed the attached (wall/projecting) signs be located on the north (1 wall and 1 projecting sign), south (1 wall and 1 projecting sign), and east (1 wall and 1 projecting sign) building facades. The monument sign will be located adjacent to the intersection of SE Douglas St. and SE 2nd St. The proposed projecting and monument signs will exceed the maximum area allowed by right per the UDO; 20 sq. ft. vs. 6 sq. ft. and 43 sq. ft. vs. 32 sq. ft. respectively.</p> <p>The Unified Development Ordinance (UDO) allows a maximum of two (2) attached signs and one (1) monument sign by right in the CBD district. The UDO grants the Planning Commission the authority to approve signs which exceed the maximum size and number permitted.</p>

## 2. Land Use

Description and Character of Surrounding Area
The 1 and 2 story brick First Baptist Church building occupies the property to the north across SE 1st St. The properties south of the proposed project, across SE 2nd St., are 1 and 2 story brick office buildings. Lee's Summit Elementary and the Farmers Market parking lot are located east across SE Douglas St. The Union Pacific Railroad is located across SE Main St. just west of the project site.

### Adjacent Land Uses and Zoning

North (across SE 1 <sup>st</sup> St:	PO (Planned Office District) – First Baptist Church
South (across	CBD (Planned Central Business District) – Offices

<b>SE 2<sup>nd</sup> St):</b>	
<b>East (across SE Douglas St):</b>	CP-2 (Planned Community Commercial District) – Parking lots & Lee’s Summit Elementary School
<b>West (across SE Main St):</b>	Union Pacific Railroad

<b>Site Characteristics</b>
The site of the development is the former home of the Lee’s Summit United Methodist Church Campus. The original two-story brick church, built in 1922, is being repurposed as the apartment leasing office and amenity center. The previously approved DTLS Apartments (#PL2020-024) are currently being constructed on the subject site.

<b>Special Considerations</b>
None

### 3. Project Proposal

#### Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CBD)</b>	--	2’ (24”) max.	Max. 10% of tenant space façade area	2 attached per tenant	External indirect, halo, or Exposed Neon (not for the purpose of internal illumination)
<b>Proposed Wall Sign #1</b>	“E114” -- north façade	1’-0” (12”)	4.0 sq. ft. (1.4% of façade area)	--	Internal lighting*
<b>Proposed Wall Sign #2</b>	“E114” -- east façade	1’-0” (12”)	4.0 sq. ft. (0.7% of façade area)	--	Internal lighting*

<b>Proposed Wall Sign #3</b>	"E114" -- south façade	1'-0" (12")	4.0 sq. ft. (0.26% of façade area)	--	Internal lighting*
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\* The UDO does not permit internal illumination in the CBD zoning district. Prior to approval of sign permits (under separate administrative application); the applicant must propose an alternative lighting type.

**Projecting Sign Standards**

	<b>Copy &amp; Location</b>	<b>Letter Height</b>	<b>Sign Area</b>	<b>Number of Signs</b>	<b>Lighting</b>
<b>UDO Standards (CBD)</b>	--	2' (24") max.	Max. 6 sq. ft.	2 attached per tenant	External indirect, halo, or Exposed Neon (not for the purpose of internal illumination)
<b>Proposed Projecting Sign #1</b>	"SE Douglas Street" "Elevate 114" "Live it Up elevate114.com"- north façade	1'-6" (18")	20.0 sq. ft.	--	Halo
<b>Proposed Projecting Sign #2</b>	"SE Douglas Street" "Elevate 114" "Live it Up elevate114.com"- east façade	1'-6" (18")	20.0 sq. ft.	--	Halo
<b>Proposed Projecting Sign #3</b>	"SE Douglas Street" "Elevate 114" "Live it Up elevate114.com"- south façade	1'-6" (18")	20.0 sq. ft.	--	Halo

**Monument Sign Standards**

	Copy & Location	Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CBD)</b>	--	6' (72") max.	32 sq. ft. sign face & structure area	1 per tenant maximum	External indirect, halo, or Exposed Neon (not for the purpose of internal illumination)
<b>Proposed Monument Sign #1</b>	"Elevate 114" -- north façade	5'-0" (60")	43 sq. ft. sign face & structure area (24 sq. ft. sign face & 19 sq. ft. sign base)	--	Halo

**4. Unified Development Ordinance (UDO)**

Section	Description
9.080,9.090,9.150,9.160,9.260	Signs

**Unified Development Ordinance**

The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under UDO Section 9.260, Table 9-1.

**5. Analysis**

**Background and History**

The applicant proposes to have one (1) monument sign, three (3) projecting signs and three (3) wall signs. A maximum of two (2) attached (wall and/or projecting) signs and one (1) monument sign is allowed by right per the UDO. The proposed projecting and monument sign will exceed the maximum allowed by right per the UDO, 20 sq. ft. vs. 6 sq. ft. and 43 sq. ft. vs. 32 sq. ft. respectively.

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.
- July 3, 1997 - The administratively approved minor plat (Appl. #1997-304) of Replat of Lots 1-9 and 11-23 inclusive, Block 4 Town of Strother was recorded with the Jackson County Recorder of Deeds Office by Instrument No. 1997I0040754
- May 9, 2019 – The City Council approved the preliminary development plan (#PL2018-234) for DTLS Apartments by Ordinance No. 8403.

- January 17, 2020 – The City Council approved the vacation of certain utility easements (#PL2019-364) located at 114 SE Douglas St. by Ordinance No. 8798(a).
- March 24, 2020 – The commercial final development plan (Appl. #PL2020-024) for Downtown Lee’s Summit Apartments was administratively approved.
- March 31, 2020 – The minor plat (Appl. #PL2020-027) for Downtown Lee’s Summit Apartments was administratively approved.

### **Compatibility**

Once fully constructed, the four (4) story apartment building will have traffic circulation around all sides of the building bounded by SE 1<sup>st</sup> St and SE 2<sup>nd</sup> St on the north and south and by SE Douglas St. and SE Main St. on the east and west. The subject building will occupy virtually all the street frontage of the adjacent roadways. The request for additional wall signage is not out of place given the mass and scale of the building.

### **Recommendation**

Staff believes the proposed three (3) wall signs, three (3) projecting signs and one (1) monument sign are compatible for the area, proportional for the building and provides a reasonable means of identification for the apartment development. With the conditions of approval below, the application meets the requirements of the UDO.

## **6. Recommended Conditions of Approval**

### **Site Specific**

1. A total of one (1) 43 sq. ft. monument sign, three (3) 20 sq. ft. projecting signs and three (3) 4 sq. ft. wall signs shall be allowed for the building located at 114 SE Douglas St.

### **Standard Conditions of Approval**

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.