

LS Memorandum

City of Lee's Summit

To: [Planning Commission]
From: [Development Services Department]
C: [File]
Date: [September 3, 2021]

[Continued Appl. #PL2021-142 - SIGN APPLICATION - Crown Pointe Church, 5950 NE Lakewood Way; Impact Signs Awnings Wraps, Inc., applicant]

A sign application for a wall sign and a monument was presented to the Planning Commission on August 26, 2021. The Planning Commission expressed concerns over the proposed 5'-6" letter heights on the proposed wall sign and the 12'-8" monument sign height. The AG zoning district in which the church is located allows a maximum 2' letter height for walls signs and a maximum 6' height for monument signs. The Planning Commission continued the application in order to allow the applicant the opportunity to revised the two signs to bring them closer to compliance with the AG zoning district sign standards.

The applicant revised both signs as requested. The wall sign letter heights were reduced to 3'-10". The monument sign height was reduced to 7'. The table below provides a comparison between the revised signs and the AG zoning district sign standards.

Wall Sign Standards

	UDO Standard for AG District	Original Request	Revised Request
Number of Signs	1 per street frontage	1	1
Letter Height	2'	5'-6"	3'-10"
Sign Area	5% of façade area (204 sq. ft.)	4.7% (295 sq. ft.)	3.6% (145 sq. ft.)

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Monument Sign Standards

	UDO Standard for AG District	Original Request	Revised Request
Height	6'	12'-8"	7'
Sign Face Area	32 sq. ft.	65 sq. ft.	54 sq. ft.
Sign Structure Area	72 sq. ft.	88 sq. ft.	84 sq. ft.

Conditions of Approval

1. A 7' tall monument sign with 54 sq. ft. sign face area and 84 sq. ft. overall structure area, as depicted on the revised sign specification dated September 2, 2021, shall be allowed on the subject property. All other monument sign aspects shall comply with the monument sign standards of the AG zoning district.
2. A wall sign with a maximum letter height of 3'-10", as depicted on the revised sign specification dated September 2, 2021, shall be allowed on the north building elevation overlooking I-470. All other wall sign aspects shall comply with the wall sign standards of the AG zoning district.
3. Approval of the subject sign application does not constitute approval of the monument sign location within the public right-of-way. Approval of the monument sign location within the right-of-way is subject to approval of a license agreement by the City Council under separate action. Should City Council not approve a license agreement allowing construction of the monument sign within the public right-of-way, the monument sign shall be constructed on private property in accordance with City standards.