



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-157
File Name	Unified Development Ordinance Amendment – Amendment to the allowable freestanding sign standards for non-residential uses in the AG, RDR, RLL, R-1, RP-1, RP-2, RP-3 and RP-4 zoning districts under Article 9, Section 9.260, Table 9-1
Applicant	City of Lee's Summit
Property Address	Citywide
Planning Commission Date Heard by	May 12, 2022 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: N/A
CEDC Meeting conducted: N/A
Newspaper notification published on: April 23, 2022

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Attachments

UDO Amendment – 2 pages

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit / Administrator
Applicant's Representative	Hector Soto, Jr., AICP, Senior Planner
Location of Property	Citywide
Procedure	The Planning Commission makes a recommendation to City Council on the application. The City Council takes final action in the form of an ordinance.

Description of Applicant's Request
Staff proposes an amendment to the UDO that will add "ground sign" as a permitted type of permanent sign for non-residential uses (e.g. churches, schools, institutional or special uses) in the agricultural and residential zoning districts. With a few exceptions, City parks are located on property that is zoned for agricultural or residential purposes. In the course of the City's Parks & Recreation Department pursuit of additional wayfinding signage along NE Blackwell Pkwy for Legacy Park, it was discovered that the UDO's sign standards don't accommodate for ground signs in the agricultural and residential zoning districts. While monument signs are allowed in said zoning districts, the Parks & Recreation Department's sign program uses ground signs to identify parks, which are a similar but distinct type of sign. The proposed UDO amendment to include ground signs in the list of allowable sign types for non-residential uses in the agricultural and residential zoning districts brings the UDO into alignment with the Parks & Recreation Department's sign program. Ground signs are already a permitted sign type under the UDO in the commercial, industrial and mixed-use zoning districts, so ground signs used to identify parks located on property with those zoning classifications are compliant with the UDO.

2. Unified Development Ordinance (UDO)

Section	Description
Article 2	Applications and Procedures
Sec. 9.260	Permitted Permanent Signs

Table 9-1 (Permitted Permanent Signs) under UDO Section 9.260 identifies the allowable sign types for various uses in the different zoning districts. Parks fall under the "non-residential use" category in the agricultural and residential zoning districts (i.e. AG, RDR, RLL, R-1, RP-1, RP-2, RP-3 and RP-4). The allowable types of freestanding signs for a non-residential use in said zoning districts are limited to the following: monument, monument with EMB (electronic message board), and landscape wall sign. While monument signs are included in the list of allowable sign types for non-residential uses in the agricultural and residential zoning districts, ground signs are not included. It should be noted that ground signs are allowed for multi-family residential uses in the agricultural and residential zoning districts.

A ground sign is defined as "a freestanding sign, other than a pole sign, which is: (1) supported by at least two architectural support structures, (2) pedestrian scale or low to the ground, and (3) not directly in contact with the ground (UDO Section 9.070.B.28.a)."



Figure 1- Example of ground sign from UDO.

A monument sign is defined as “a freestanding sign in which the entire bottom of the sign is in contact with the ground, or which is mounted on a solid base at least two-thirds of the width of the sign face, providing a solid and continuous background for the sign face from the ground to the top of the sign (UDO Section 9.070.B.28.e).”



Figure 2- Example of monument sign from UDO.

The City’s Parks & Recreation Department sign program currently employs the use of ground signs to identify their facilities, as shown below. In the examples below, both Legacy Park and Williams-Grant Park are located on property zoned AG. Neither of the existing sign types shown below are allowed under the UDO in agricultural and residential zoning districts. The overwhelming majority of park facilities are located on property zoned AG or R-1 (Single-family Residential), so there is incongruity between what signage is allowed under the UDO and the Parks & Recreation Department’s sign program.





3. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Goal – Create a community that celebrates, welcomes and supports cultural, parks and recreational amenities.

The Ignite Comprehensive Plan advocates for the promotion, use and improvement of the city’s cultural, parks and recreational amenities. The proposed UDO amendment brings the City’s sign standards into alignment with the Parks & Recreation Department’s sign program, which provides identification and wayfinding for park facilities for the public’s benefit.

4. Analysis

Background and History

The City’s Parks & Recreation Department is in the process of providing additional wayfinding signage along NE Blackwell Pkwy for Legacy Park. It was discovered that the UDO does not allow the type of ground signs used by the City’s Parks & Recreation sign program in the agricultural and residential zoning district where most of the City’s parks reside. In order to bring the UDO’s sign standards into alignment with practice, ground signs are proposed to be added to the list of allowable sign types for non-residential uses, such as parks, in the agricultural and residential zoning districts.

UDO Changes

The proposed UDO changes are limited to adding ground signs to the list of permitted sign types in the agricultural and residential zoning districts, plus adding a corresponding allowable sign size consistent with that allowed for ground signs in other zoning districts.

Sec. 9.260. - Permitted permanent signs.

Table 9-1. Permitted Permanent Signs

Zoning District	Use	Sign Type	Maximum Number	Maximum Sign Area	Height	Illumination (Lighting)	Special Conditions
		-Landscape wall sign	connector street	structure area			
AG RDR RLL R-1 RP-1 RP-2 RP-3 RP-4	Multi-family development, apartment complex	Freestanding: -Ground -Hanging -Landscape wall sign	1 per street frontage	16 sq. ft.	6 feet	External indirect Halo	75 feet between freestanding signs
	Non-residential use (Churches, Schools, Institutional, or Special Uses)	Wall Attached: -Applique	1 per street frontage	5% of building façade	2 foot max. letter height	External indirect Halo	
		Freestanding: -Monument -Monument with EMB	1 per driveway entrance	32 sq. ft. sign face area 72 sq. ft. structure area	6 feet	External indirect Halo	75 feet between freestanding signs

		-Landscape wall sign -Ground		16 sq. ft. for ground			
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