



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

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## Development Services Staff Report

<b>File Number</b>	PL2021-048
<b>File Name</b>	SIGN APPLICATION – Lee's Summit Medical Office Building over-canopy sign
<b>Applicant</b>	Infinity Sign Systems
<b>Property Address</b>	1980 SE Blue Pkwy
<b>Planning Commission Date</b>	March 11, 2021
<b>Heard by</b>	Planning Commission
<b>Analyst</b>	Hector Soto, Jr., AICP, Planning Manager
<b>Checked by</b>	Kent D. Monter, PE, Development Engineer 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

Over-canopy sign Elevations and Specification, dated February 25, 2021  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Infinity Sign Systems / Sign Contractor
Applicant's Representative	Dan Motush
Location of Property	1980 SE Blue Pkwy
Size of Property	1,239,285 sq. ft. (28.5 acres)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Retail
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 the site of the Lee's Summit Medical Center (LSMC) campus. The campus is composed of the hospital building (2000 SE Blue Pkwy) and a new medical office building (1980 SE Blue Pkwy) located west of the hospital building.

Description of Applicant's Request
The request is for Planning Commission approval of a 33.3 sq. ft. over-canopy sign for the new medical office building. The proposed sign exceeds the maximum allowable 6 sq. ft. size for an over-canopy sign. The UDO grants the Planning Commission the authority to approve a larger over-canopy sign.

## 2. Land Use

Description and Character of Surrounding Area
The subject property sits along the north side of the US 50 Hwy corridor between SE Todd George Rd and SE Blackwell Pkwy. Existing development along this corridor segment is mostly institutional in nature, but also includes some commercial and residential uses. More specifically, three churches, a library, the subject hospital campus, a bank, an office building, a daycare, a drive-through restaurant and two residential developments for seniors operate along this corridor segment. The area to the north transitions to single-family residential development.

### Adjacent Land Uses and Zoning

North (across SE Shenandoah Dr):	Single-family residential / R-1 (Single-family Residential)
South:	US 50 Hwy
East:	Senior living development/ CP-2 (Planned Community Commercial)
West:	Undeveloped LSMC campus property / CP-2

Site Characteristics
The hospital campus property is 28.5 acres in size. A creek separates the developed eastern two-thirds of the property from the undeveloped western third. The property generally slopes toward the creek, which then flows north through the residential subdivisions.

Special Considerations
None.

### 3. Project Proposal

#### Proposed Wall Sign

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CP-2)</b>	--	6' (72") max.	Max. 6 sq. ft. for over-canopy sign	3 attached signs allowed for building	External indirect, halo, or internal lighting
<b>Proposed Over-canopy sign</b>	"Medical Offices" – circle drive at east office building entrance	1'-8" (20")	33.3 sq. ft.	--	Non-illuminated

The proposed over-canopy sign is 5.5 times the allowable size under the UDO. The proposed sign serves to identify the circle-drive entrance to the 2-story, approximately 41,600 sq. ft. medical office building. The sign will be located approximately 320' from SE Blue Pkwy, so it will have little to no visibility from the public right-of-way. The intent is provide wayfinding internal to the campus. Given the size of the campus; the scale of the building that it serves; and location relative to the right-of-way, staff believes the proposed sign provides a reasonable means of identification and wayfinding.

### 4. Unified Development Ordinance (UDO)

Section	Description
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9.080,9.090,9.150,9.160,9.260	Signs
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### **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 Lee's Summit Medical Center campus is currently composed of the hospital building and new medical office building. The main entrances to both buildings are accessed from a circle drive that comes off the campus' main SE Blue Pkwy driveway. The applicant proposes a 33.3 sq. ft. over-canopy sign to identify the main medical office building entrance. The proposed sign exceeds the maximum allowable 6 sq. ft. over-canopy sign size, and thus requires Planning Commission approval.

- May 13, 2019 – Staff approved the final development plan (Appl. #PL2017-190) for the 56,503 sq. ft. two-story medical office building for Lee's Summit Medical Center.

### **Compatibility**

The request for the oversize over-canopy sign is not out of place for a multi-story building on a hospital campus. In this case, the main entrances to the hospital building and medical office building are accessed from the same circle drive area. The larger over-canopy signs allows the public to more easily identify the respective building entrances when navigating the circle drive for patient drop-off and pick-up.

### **Recommendation**

Staff believes the proposed oversized over-canopy sign is compatible for the area, proportional for the building and provides a reasonable means of identification. With the conditions of approval below, the application meets the requirements of the UDO.

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

### **Site Specific**

1. A 33.3 sq. ft. over-canopy sign shall be allowed for the medical office building at 1980 SE Blue Pkwy.

### **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.

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