



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

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## Development Services Staff Report

<b>File Number</b>	PL2024-122
<b>File Name</b>	SIGN APPLICATION – Trilogy monument sign
<b>Applicant</b>	NorthPoint Development
<b>Property Address</b>	800 NW Pryor Rd
<b>Planning Commission Date Heard by</b>	June 27, 2024 Planning Commission
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

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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

Monument Sign Elevations and Specifications (3 total pages), consisting of:

- Monument Detail (Sheet SP-105), revision date April 11, 2023
- Vicinity Map (Sheet C-0001), signed and sealed April 13, 2023
- Monument Sign Location Exhibit, dated May 3, 2024

Table of Approved Sign Applications & Modifications 2001-Present – 14 pages

Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	NorthPoint Development / Developer
Applicant's Representative	Cooper Champlin
Location of Property	800 NW Ward Rd
Size of Property	515,315 sq. ft. (11.83 acres)
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Activity Center - Summit
Procedure	<p>The Planning Commission takes final action on the sign application.</p> <p><b>Duration of Validity:</b> There is no expiration to an approval for a sign application.</p>

Current Land Use
The subject property is the site of a 323-unit apartment development currently under construction on 11.83 acres.

Description of Applicant's Request
<p>The applicant requests approval of a 7'-8" tall monument sign to serve as the primary signage for the Trilogy apartment development. The proposed sign will be located in the median at the primary entrance at the intersection of NW Ward Rd and NW Donovan Rd. The maximum allowable height for a monument sign serving a residential use in the PMIX zoning district is 6'. The proposed monument sign is 1'-8" taller than allowed by right. Save for the height, the proposed monument sign meets all other size requirements as it relates to sign face area and overall structure area.</p> <p>Under authority of UDO Section 9.160.A, the Planning Commission may consider and approve sign applications for permitted permanent sign types which exceed the maximum number of signs permitted, maximum sign area, or maximum height. Staff supports the request to allow the taller monument sign.</p>

## 2. Land Use

Description and Character of Surrounding Area
NW Ward Rd is a north-south street that intersects NW Chipman Rd. NW Ward Rd north of NW Chipman Rd is classified as an arterial street and serves as a commercial corridor that ties into the NW Chipman Rd commercial corridor. The area surrounding the project site along the north side of NW Chipman Rd is characterized by multi-family, commercial and institutional uses. The area along the south side of NW Chipman Rd is the gateway to single- and two-family residential development in the historic downtown area.

### Adjacent Land Uses and Zoning

North:	Undeveloped industrial lot / PMIX
South:	Commercial pad sites / PMIX

<b>East (NW Ward Rd):</b>	Multi-family residential and commercial / PMIX
<b>West:</b>	Summit Technology campus / PMIX

**Site Characteristics**

The subject property is located on the west side of the intersection of NW Ward Rd and NW Donovan Rd, which is an unsignalized, full-access intersection. Two (2) driveways provide access to the multi-family development from NW Ward Rd. Primary access along NW Ward Rd is provided via a centrally-located, median-divided driveway entrance. The subject monument sign will be located in the median of the primary driveway entrance.

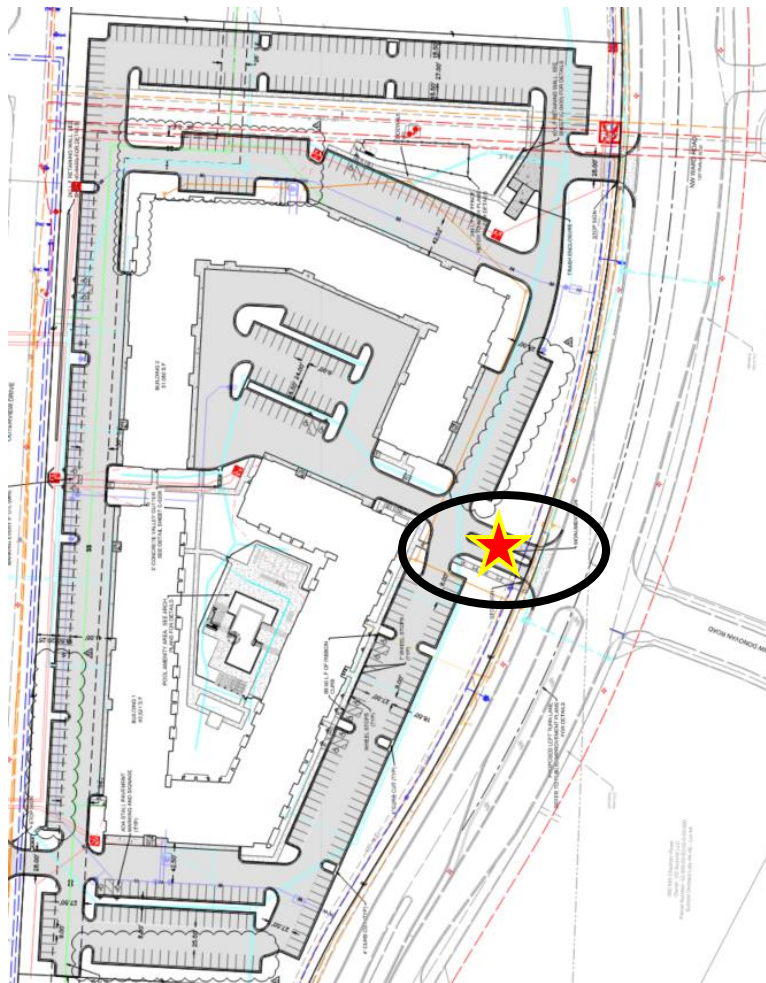


Figure 1 – Overall site plan showing monument sign location.

**Special Considerations**

None.

### 3. Project Proposal

#### Proposed Monument Sign

	Copy & Location	Sign Height	Sign Area	Number of Signs	Lighting
UDO Standards (PMIX)	--	6' (Residential uses)	32 sq. ft. sign area; 72 sq. ft. total sign structure area (sign area + monument base)	2 per subdivision/development entrance from arterial or collector street	External indirect or halo
		12' (Non-residential uses)	72 sq. ft. sign area; 96 sq. ft. total sign structure area (sign area + monument base)	1 per building	External indirect, halo or internal
Monument Sign	"Trilogy" and logo	7-8"	28 sq. ft. sign area; 72 sq. ft. total sign structure area	1 at arterial street entrance	Halo lighting

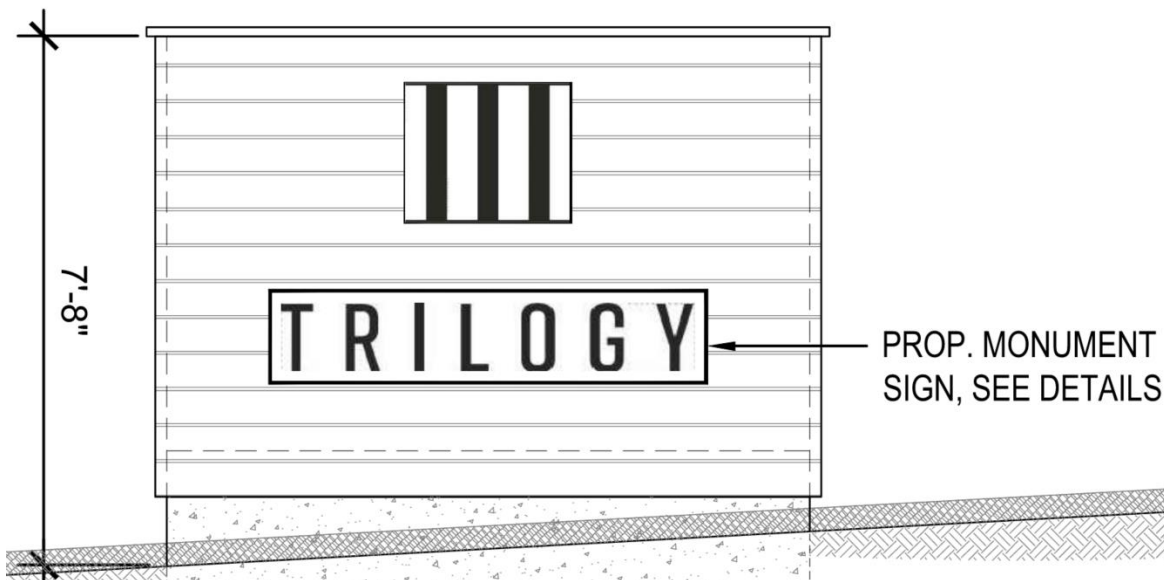


Figure 2 - Proposed monument sign detail.

The proposed monument sign is 1'-8" taller than the 6' height limit for residential uses in the PMIX zoning district. The proposed monument sign face and structure area are within the allowable limits established for residential uses in the PMIX zoning district.

## 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

- May 19, 2016 – The City Council approved the preliminary development plan (Appl. #PL2016-039) for the approximately 49-acre Summit Orchards development by Ordinance No. 7885. The preliminary development plan encompassed the area generally bounded by NW Tudor Rd on the north, NW Chipman Rd on the south, the Union Pacific railroad line on the east and NW Ward Rd on the west.

The preliminary development plan included the sites of the 312-unit Summit Square apartment development and the 326-unit Donovan apartment development. The governing sign standards approved as part of the plan for all of Summit Orchards, inclusive of the existing apartment sites, are those of the CP-2 zoning district, which allows monument signs a maximum height of 12'.

- November 14, 2017 – The Planning Commission approved a sign application (Appl. #PL2017-241) to allow an oversized monument sign for Summit Square apartments with an overall structure area of 156 sq. ft. versus the 96 sq. ft. maximum allowed under the governing CP-2 zoning district standards.
- November 15, 2017 – Staff approved a sign permit (#PRSGN2017-3465) for a 10'-tall, 156 sq. ft. monument sign located in the median of the primary entrance to the Summit Square Apartments.
- November 28, 2017 – Staff approved a sign permit (#PRSGN2017-3671) for an 8'-7"-tall monument/pillar sign located at the secondary entrance to the Summit Square Apartments.
- December 6, 2022 – The City Council approved the preliminary development plan (Appl. #PL2022-311) for the approximately 24.7-acre Summit Orchards West development by Ordinance No. 9551. The preliminary development plan encompassed the area generally bounded by NW Ward Rd on the north and east, NW Chipman Rd on the south and Summit Technology campus on the west.

The preliminary development plan included the site of the 323-unit Trilogy apartment development. The governing sign standards approved as part of the plan for all of Summit Orchards West are those of the PMIX zoning district, which has different sign standards for residential uses and non-residential uses. Monument signs for residential uses are limited to 6' in height; monument signs for non-residential uses are limited to 12' in height.

- September 15, 2023 – Staff approved the final development plan (Appl. #PL2022-436) for the 323-unit Trilogy apartment development. Building permits (PRCOM20231105 and PRCOM20232768) for construction of said development were issued on November 1, 2023, and December 20, 2023.

**Compatibility**

The subject Trilogy apartment development (outlined below in red) is located immediately west of the Donovan and Summit Square apartments (outlined below in green and blue, respectively) that were approved as part of the initial Summit Orchards development. As previously mentioned, the approved governing sign standards for Summit Orchards allows a maximum monument sign height of 12', inclusive of the apartment sites. The governing standards for the adjacent Summit Orchards West development that the Trilogy apartments are a part of follow the PMIX sign standards that limit monument sign heights for residential uses to 6'. The existing monument sign heights for the Donovan and Summit Square apartment sites range from 5' to 10'. The proposed monument sign height for the Trilogy apartments is 7'-8", well within the range of the monument signs serving the Donovan and Summit Square and well under the maximum allowable 12' height for area commercial development.

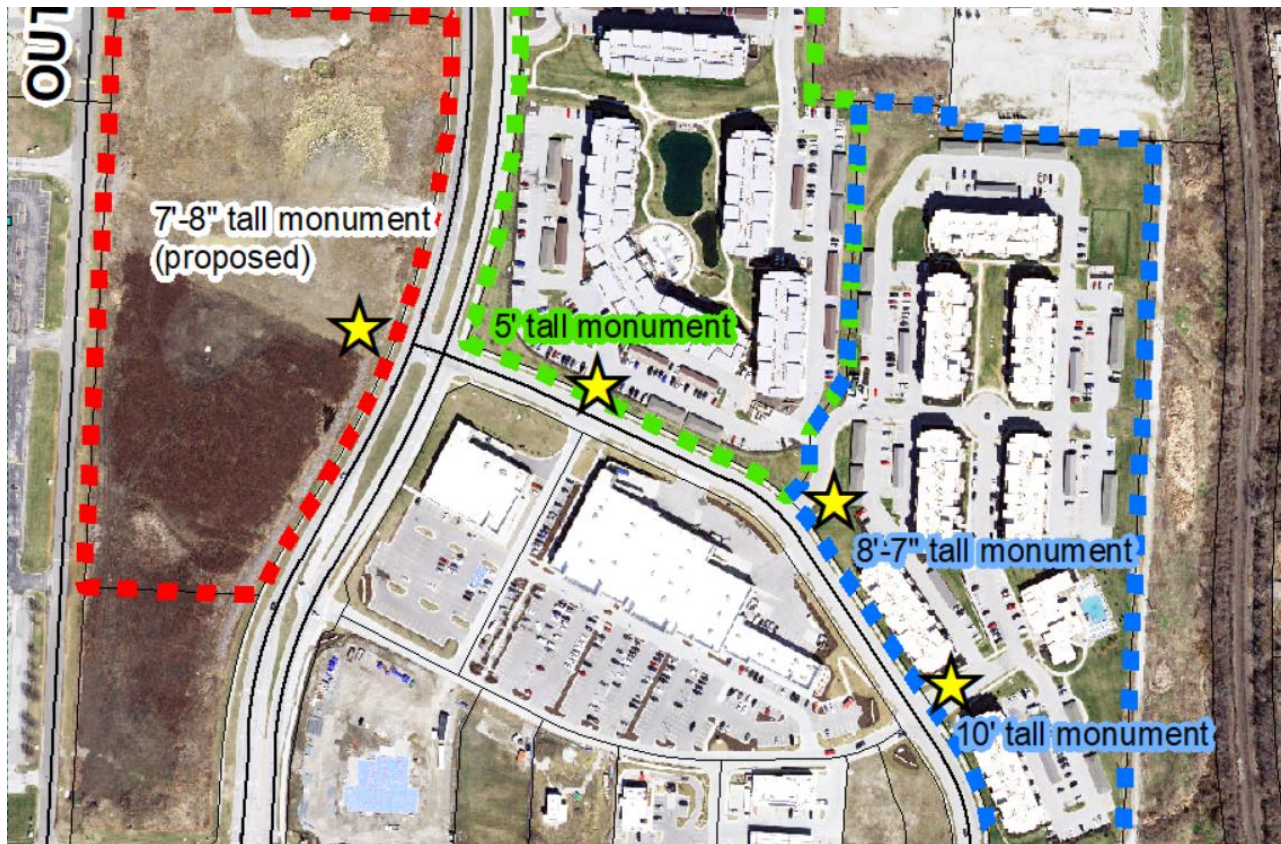


Figure 3 – Area apartment developments with existing monument sign heights.

**Recommendation**

The applicant requests Planning Commission approval to allow a 7'-8" tall monument sign to be located at the main entrance from NW Ward Rd to the Trilogy apartments, versus the maximum allowable 6' for a residential use in the PMIX zoning district. Given the proposed monument sign height falling within the range

of existing monument signs serving similar apartment sites in the immediate area, as well as the height being well under the maximum allowable height of 12' for area commercial development, staff believes the proposed monument sign height to be compatible with existing area conditions. Staff recommends approval of a 7'-8" monument sign on the subject development site as proposed.

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

### **Site Specific**

1. A 7'-8" tall monument sign shall be allowed on the subject project site as depicted on the Monument Detail sheet dated April 11, 2023.

### **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.