



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-006
File Name	SIGN APPLICATION – Holy Spirit Catholic Church
Applicant	Holy Spirit Catholic Church
Property Address	1800 SW M-150 Hwy
Planning Commission Date	February 10, 2022
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: Not required
Neighborhood meeting conducted: Not required
Newspaper notification published on: Not required
Radius notices mailed to properties within 300 feet on: Not required
Site posted notice on: Not required

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Attachments

Site Plan Set submitted January 14, 2022 (inclusive of Sign Specification dated November 30, 2021) – 5 total pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Holy Spirit Catholic Church /Applicant
Applicant's Representative	Larry Antey
Location of Property	1800 SW M-150 Hwy
Size of Property	±20.2 Acres
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration to an approval for a sign application.

Current Land Use
The property is the site of Holy Spirit Catholic Church.

Description of Applicant's Request
The applicant seeks approval of a third monument sign for Holy Spirit Catholic Church. The church property has frontage on three (3) streets, namely SW Arborwalk Blvd, SW Arboridge Dr and SW M-150 Hwy. The church property has driveway access from SW Arborwalk Blvd and SW Arborwalk Dr. Each of the two driveways is identified by an existing monument entry sign. There is no identification of any kind for Holy Spirit Catholic Church oriented toward or along the SW M-150 Hwy frontage that borders the south side of the property. The applicant proposes a monument sign with electronic message board along SW M-150 Hwy.

2. Land Use

Description and Character of Surrounding Area
Holy Spirit Catholic Church sits along the SW M-150 Hwy corridor. The character of the surrounding area is primarily residential in nature. To the west is a single-family residential subdivision with 0.5-acres lots; to the north is a future single-family residential phase of the Arborwalk development; to the east is future, planned commercial development of the Arborwalk development; and to the south across SW M-150 Hwy are large-acreage, single-family residential estates.

Adjacent Land Uses and Zoning

North:	Future single-family residential / PMIX (Planned Mixed-Use)
South (across SW M-150 Hwy):	Large-acreage residential estates / AG (Agricultural) and CP-2 (Planned Community Commercial)
East:	Future commercial / PMIX (Planned Mixed-Use)
West:	Single-family residential / AG (Agricultural)

Site Characteristics

The approximately 20-acre church property is developed with a 46,684 sq. ft. building. The approved development plan shows a conceptual 29,264 sq. ft. future expansion south of the existing building, closer to the SW M-150 Hwy travel lanes. The existing building sits on/near the high point of the site. The property generally drains from west to east.

Special Considerations

The site is located within the boundaries of the M-150 Hwy Corridor Development Overlay (CDO), but has no impact on the subject application.

3. Project Proposal

Holy Spirit Catholic Church is currently served by two monument signs. One monument sign identifies the driveway from SW Arboridge Dr, while the second monument sign identifies the driveway from SW Arborwalk Blvd. Neither of the existing monument signs is visible from M-150 Hwy. The church has no wall signage.

Existing Monument Signs

Location	Copy	Height	Area
Monument Sign (along SW Arboridge Dr)	Holy Spirit Catholic Church	6' overall	72 sq. ft. - structure area
Monument Sign (along SW Arborwalk Blvd)	Holy Spirit Catholic Church	6' overall	72 sq. ft. - structure area



Figure 1- Specification of existing driveway monument signage along SW Arboridge Dr and SW Arborwalk Blvd.

The church has no means of identification oriented to or along its highest volume and most visible abutting street, which is SW M-150 Hwy. Because the existing building is approximately 350' away from the nearest SW M-150 Hwy travel lanes, any wall sign oriented toward the highway would provide limited visibility. The church seeks approval of a sign along SW M-150 Hwy to provide a means of identification and source of event information in the form of a monument sign with electronic message board (EMB). Neither of the existing monument signs have an EMB component.

Proposed Freestanding Sign Structures

Location	Copy	Height	Area	Number of Signs
SW M-150 Hwy	Holy Spirit Catholic Church + EMB component	9'-6" overall structure	93 sq. ft. - overall structure; 48 sq. ft. - sign face	2 – existing ¹ 1 - proposed 3 total signs
UDO standards (PMIX district)	N/A	12'	96 sq. ft. - overall structure; 72 sq. ft. - sign face	1 per building

¹ – Approved as part of the preliminary development plan.

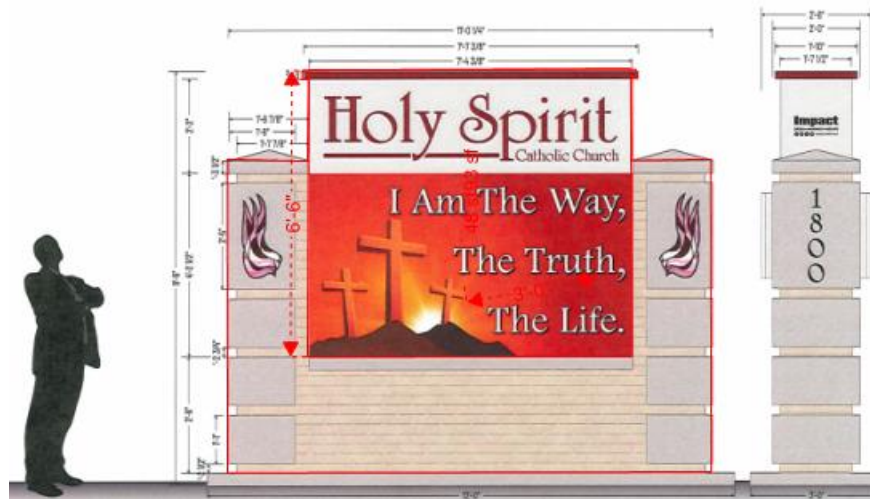


Figure 2 – Specification for proposed monument sign with EMB.

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 are taller, larger and have greater letter heights than what is allowed by right under Section 9.260, Table 9-1. The church property has two existing buildings on site, so are allowed two monument signs by right. This application seeks approval for a third monument sign for the site.

5. Analysis

Compatibility

Whereas the two existing monument signs primarily serve as identification markers (i.e. wayfinding) for each of the church property's two driveway entries, one each along SW Arboridge Dr and SW Arborwalk Blvd, the proposed monument sign will serve as the main signage for the site and will be located along the property's SW M-150 Hwy frontage. It is common practice for a property located along a limited access roadway to have its main signage located along said high-volume, major roadway and have signage identifying driveway access points along the lower classification streets from which the site is actually accessed. In this case, no driveway access to Holy Spirit Catholic Church is allowed from SW M-150 Hwy. Driveway access to the site is provided along both SW Arboridge Dr and SW Arborwalk Blvd. With no existing signage oriented to SW M-150 Hwy, the request for a third monument sign for the church property as proposed is reasonable considering the 20-acre site is bordered on three sides by public streets.



The proposed monument sign with EMB satisfies all of the size standards for the PMIX zoning district. The requested third monument sign is not expected to negatively affect the aesthetics of the property and neighboring property. The remoteness of the monument sign locations results in no more than one monument sign being visible from each of the site's bordering streets and thus does not create signage clutter. The straight-line distance between the two existing monument signs is approximately 750'. The straight-line distance between the proposed monument sign and the nearest existing monument sign at the SW Arboridge Dr driveway entrance is approximately 950'.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Site Specific

1. Approval for a monument sign located along SW M-150 Hwy shall be granted per the site plan set submitted January 14, 2022, resulting in the allowance for a total of three (3) monument signs for the subject property.
2. The monument sign shall be located at least 10' away from the existing 12" water main along SW M-150 Hwy.
3. The monument sign shall be located outside of the existing 10' utility easement along SW M-150 Hwy.

Standard Conditions of Approval

4. 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.