



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-273
File Name	SIGN APPLICATION – The Church of Christ of Lee's Summit monument sign
Applicant	The Church of Christ of Lee's Summit
Property Address	201 NW Chipman Rd
Planning Commission Date	November 14, 2024
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner

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

Sign Specification, uploaded October 21, 2024
Plot Plan, dated September 25, 2023 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	The Church of Christ of Lee’s Summit / Property Owner
Applicant’s Representative	Mike Thompson
Location of Property	201 NW Chipman Rd
Size of Property	37,026 sq. ft. (0.85 acres)
Zoning	RP-2 (Planned Two-family Residential District)
Comprehensive Plan Designation	Old Town Master Development Plan
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 subject property is the site of The Church of Christ of Lee’s Summit. The site is composed of an approximately 3,508 sq. ft. building and parking lot.

Description of Applicant’s Request

The request is for Planning Commission approval of a monument sign for The Church of Christ of Lee’s Summit. The proposed sign is a replacement for a monument sign that was damaged and removed earlier this year. At 10’ tall with a 40 sq. ft. sign face and 70 sq. ft. in overall structure area, the proposed monument sign is taller and has a larger sign face than allowed by right under current RP-2 zoning district standards. The previously existing sign originally approved in 1998 was similarly 10’ tall with a 40 sq. ft. sign face. Due to the total loss of the previously existing monument sign, there are no vested rights of non-conformity under which a replacement monument sign of the same size can be administratively approved and therefore requires compliance with current UDO standards. The proposed sign of similar height and size as the previously existing monument sign requires Planning Commission approval.

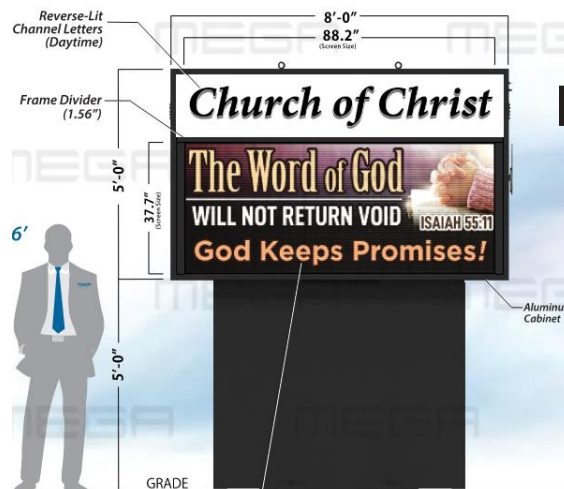


Figure 1 - Proposed monument sign

2. Land Use

Description and Character of Surrounding Area

The subject property is located at the periphery of the Historic Lee’s Summit Downtown at the southwest corner of NW Chipman Rd and NW Olive St. The property is surrounded by residential, commercial and industrial uses.



Adjacent Land Uses and Zoning

North (across NW Chipman Rd):	Office/Commercial – CP-2 (Planned Community Commercial)
South:	Single-family and two-family residential – RP-2
East (across NW Olive St):	Single-family residential – RP-2
West:	Office/Commercial – CP-2; and Industrial – PI (Planned Industrial)

Site Characteristics
The subject property is bordered by NW Chipman Rd on the north and NW Olive St on the east. The church property has driveway access along both street frontages.

Special Considerations
There are no special or unique site conditions to consider.

3. Project Proposal

The table below outlines and provides a comparison between the proposed and previously existing monument signs, as well as the current and previous monument sign standards applicable to said monument signs.

Monument Sign Standards

		Copy & Location	Number of Signs	Sign Area	Sign Height	Lighting
Current Standards	UDO Standards (RP-2)	--	1 per driveway entrance	32 sq. ft. sign face; and 72 sq. ft. overall structure area	6'	External indirect; Halo (reverse channel)
	Proposed Monument Sign	"Church of Christ" and electronic message board	1	40 sq. ft. sign face; and 70 sq. ft. overall structure area	10'	Halo
Previous Standards (1998)	Ord. 715 Standards (R-2)	--	1	40 sq. ft. sign face <i>(No regulations on overall structure area)</i>	--	Non-illuminated; Semi-illuminated; or Indirectly illuminated
	Previously Existing Monument Sign	"Church of Christ" and changeable copy board	1	40 sq. ft. sign face <i>(51.67 sq. ft. overall structure area)</i>	10'	Semi-illuminated

The church desires a new monument sign of the same general size and shape as the previous monument sign that existed along its NW Chipman Rd frontage since 1998. The proposed replacement sign has the same overall 10' height and same 40 sq. ft. sign face cabinet size as the previous sign. The proposed sign is approximately 18 sq. ft. larger in overall structure size than the previously existing sign. The difference in overall structure area is attributed to the wider monument sign base needed to comply with current sign standards that require monument sign bases to be a minimum two-thirds (2/3) the width of the sign cabinet. The proposed sign has a 6'-wide base under the 8'-wide sign cabinet. The former monument sign had only a 2'-4"-wide base under the 8'-wide sign cabinet; the previous sign standards had no dimensional requirements for monument sign bases.

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 Article 9 of the UDO.

5. Analysis

Background and History

- 1998 – City staff approved a sign permit (#98-056) for a monument sign for The Church of Christ. The monument sign had a 5' x 8' (40 sq. ft.) sign cabinet atop a 5'-tall x 2'-4"-wide base. The sign was damaged and removed from the site in 2024.

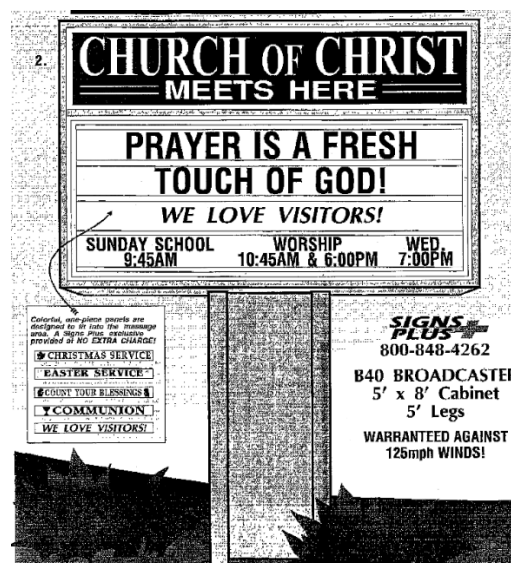


Figure 2 - Original monument sign with 5' x 8' sign cabinet (approved in 1998).

Compatibility

As previously mentioned, the proposed sign has the same 10' height and same 40 sq. ft. sign face cabinet as the previously existing sign. The only difference between the proposed and former monument signs is a wider base for the proposed sign in order to comply with current monument sign standards.

The proposed sign compares favorably with existing monument signs for non-residential uses along the NW Chipman Rd corridor. For example, the CP-2 zoning district allows monument signs a height of 12', a sign face area of 72 sq. ft. and an overall structure area of 96 sq. ft. The proposed replacement monument sign is well within the height and size standards allowed on CP-2-zoned property, which includes the property to the immediate west and north (across NW Chipman Rd) of the church property.

Recommendation

The proposed replacement monument sign is of similar general dimensions as the previously existing monument sign serving the subject property for the past 26 years. Staff believes the size and scale of the proposed replacement sign to be appropriate given the mass of the building, the sign's consistency with the previously approved sign, and compatibility with sign standards for other non-residential uses along the NW Chipman Rd corridor. Staff recommends approval of the monument sign as presented. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A monument sign with a height of 10', a sign face of 40 sq. ft. and overall structure area of 70 sq. ft. as depicted on the sign specification uploaded October 21, 2024, shall be allowed on the subject property.

Standard Conditions of Approval

2. The monument sign shall maintain a minimum 15' of separation from the public water mains along NW Chipman Rd. The water lines shall be located and said information shall be provided at the time of sign permit application to confirm compliance with the separation requirement.
3. 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.