

City of Lee's Summit

Development Services Department

March 24, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RM Fol RAM*
RE: **Appl. #PL2017-052 – SIGN APPLICATION – Missouri Innovation Campus, 1101 NW Innovation Pkwy; Lee's Summit R-7 School District, applicant**

Commentary

The applicant requests approval for one (1) monument sign with electronic message board that is larger than the maximum size allowed by the Unified Development Ordinance (UDO). The maximum sign face size allowed for a monument sign in the Planned Mixed Use (PMIX) district is 72 sq. ft. and the maximum sign structure area allowed is 96 sq. ft., including the base. The applicant proposes a monument sign with a sign face area of 85 sq. ft. and a structure area of 188.72 sq. ft. The UDO grants the Planning Commission the authority to consider applications for signs that exceed the maximum allowed size standards. Staff supports the requested larger sign.

Recommendation

Staff recommends **APPROVAL** of the sign application.

Project Information

Proposed: A 188.72 sq. ft. monument sign with concrete base

Location: 1101 NW Innovation Pkwy

Zoning: PMIX (Planned Mixed Use)

Land Area: 15.02 acres (654,206 sq. ft.)

Surrounding zoning and use:

North: PMIX – Vacant

South (across NW Tudor Rd): PMIX – Vacant

PI – Electric sub-station

East (across railroad): PI - Vacant

West: PMIX – Vacant

Background

- May 20, 1999 – City Council passed Ord. # 4793 approving a rezoning application (Appl. # 1999-014) from M-1 to PUD (now PMIX) for the Summit Technology Campus.
- June 4, 2015 – City Council passed Ord. # 7673 approving a preliminary development plan (Appl. # PL2015-034) for the Summit Innovation Center.
- March 30, 2016 – Staff granted administrative approval of a commercial final development plan (Appl. # PL2016-010).

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum allowable sign area and grants the Planning Commission the authority to consider

and approve larger signs. The standard for a monument sign in the PMIX zoning district is a maximum sign face area of 72 sq. ft. and a maximum sign structure area of 96 square feet, including the base.

Request. The applicant proposes a 188.72 sq. ft. monument sign with electric message board. The sign will be mounted on a concrete base and be located in the grassy area between the driveway and sidewalk on the north side of the southern entrance from NW Innovation Pkwy. The table below details the proposed sign.

Proposed Sign:

Sign Type	Zoning District	Sign Dimensions	Sign Face Area	UDO Sign Face Area Maximum	Sign Structure Area	UDO Sign Structure Area Maximum
Monument with Electronic Message Board	PMIX	6'7" Tall 28'8" Wide	85 Sq. Ft.	72 Sq. Ft.	188.72 Sq. Ft.	96 Sq. Ft.

Proposed Sign Copy:

Front Elevation	Rear Elevation
1101 INNOVATION	1101 INNOVATION
SUMMIT TECHNOLOGY ACADEMY	MISSOURI INNOVATION CAMPUS
LEE'S SUMMIT R-7 SCHOOL DISTRICT	MAIN ENTRANCE
UNIVERSITY OF CENTRAL MISSOURI	
LEE'S SUMMIT	

Existing Conditions. The Missouri Innovation Campus building, currently under construction, is Phase 1 of the 3 phase Summit Innovation Center. The Missouri Innovation Campus building will be a 250,000 sq. ft. education and research facility located on 15 acres at the intersection of NW Innovation Pkwy and NW Tudor Rd. Phase 2, a 38,000 sq. ft. hotel, located northwest of the applicant's building at the intersection of NW Innovation Pkwy and NW Ward Rd is currently under construction as well.

Recommendation. The proposed 188.72 sq. ft. monument sign with electronic message board, has a sign face area and structure area larger than allowed in the PMIX district under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the building and 15 acre site. Staff recommends approval of the monument sign as presented.

Code and Ordinance Requirements

The items in the box below are specific to this application and must be satisfactorily addressed in order to be in compliance with the Codes and Ordinances of the City.

Planning

1. Sign permit shall be submitted to and approved by the Development Services Department prior to installation.

RGM/csm

Attachments:

1. Detail and images of proposed sign, date stamped March 8, 2017 – 4 pages
2. Table titled "Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas" – 10 pages
3. Location map