



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-145
File Name	SIGN APPLICATION – Delta Woods Middle School
Applicant	Hollis + Miller Architects
Property Address	4401 NE Lakewood Way
Planning Commission Date	August 22, 2024
Heard by	Planning Commission
Analyst	Ian Trefren, 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

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	4
5. Analysis	4
6. Recommended Conditions of Approval	5

Attachments

Sign Specifications and Details, received July 15, 2024 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Hollis + Miller Architects
Applicant's Representative	Ashley Stevens
Location of Property	4401 NE Lakewood Way
Size of Property	1,183,903 sq. ft. (27.1 acres)
Zoning	R-1 (Single-Family Residential)
Comprehensive Plan Designation	Civic
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 a middle school.

Description of Applicant's Request
The applicant is requesting Planning Commission approval of a 167 sq. ft. attached wall sign with 6' tall letters that comprises approximately 6.7% of the façade to which will be affixed to the subject property's northeastern façade. The UDO allows for a maximum sign area of 5% of the façade and letter height of 2 ft for non-residential uses in the R-1 zoning district.

2. Land Use

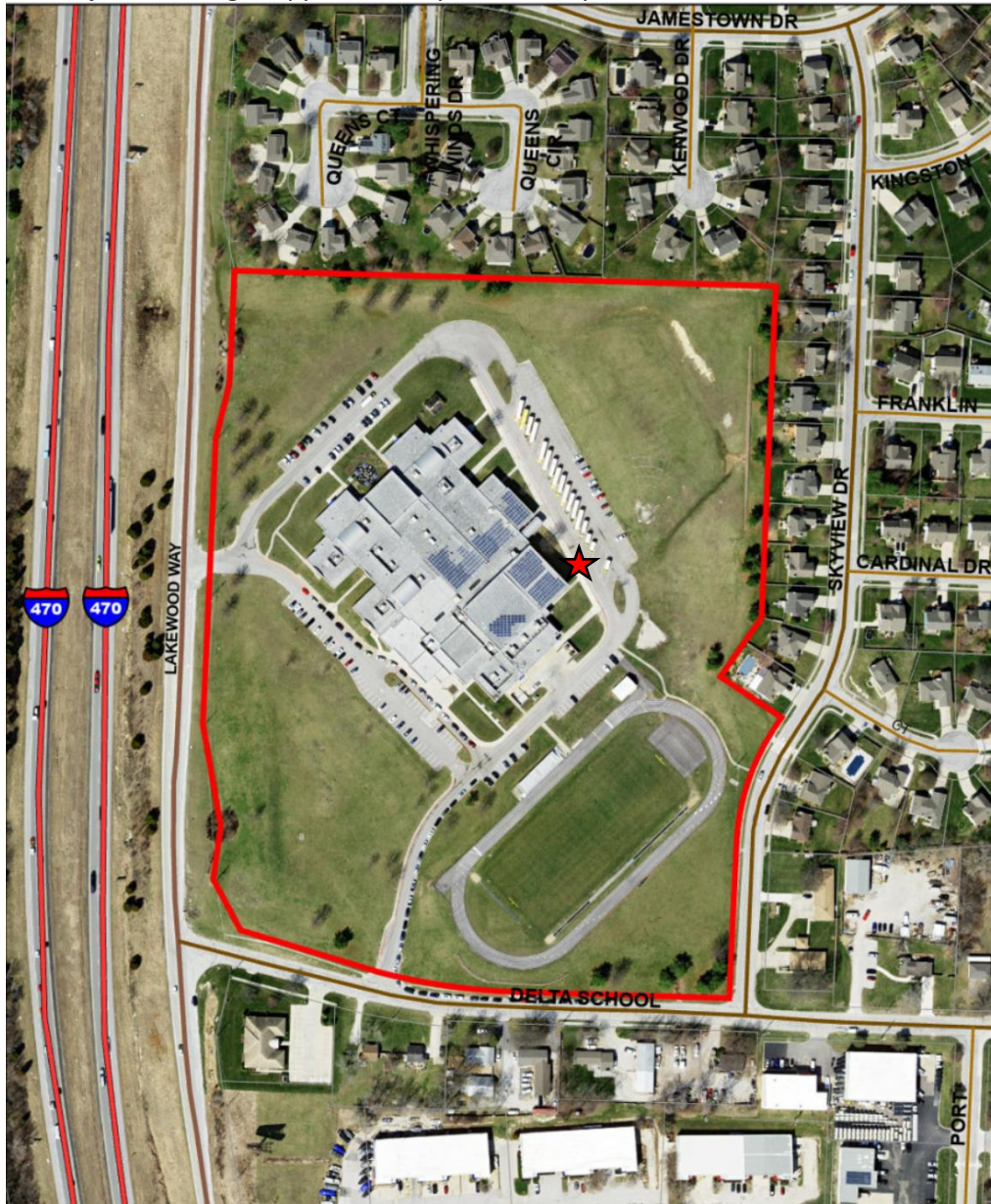
Description and Character of Surrounding Area
The subject property is located on the northeast corner of NE Lakewood Way and NE Delta School Rd. Adjacent properties to the north and east are predominantly characterized by detached, single-family residential development. Properties to the south, across NE Delta School Rd., are a mix of residential, commercial and industrial developments. The I-470 interstate highway is located to the west, across NE Lakewood Way.

Adjacent Land Uses and Zoning

North:	Single-Family Dwelling Units / R-1 & RP-1 (Planned Single-family Residential)
South (across NE Delta School Rd.):	Single-Family Dwelling Units, Office & Office-Warehouse / CP-2 (Planned Community Commercial) & PI (Planned Industrial)
East:	Single-Family Dwelling Units / R-1 & PI
West (NE Lakewood Way):	US Interstate I-470

Site Characteristics

The subject property is an existing middle school building on the northeastern corner of NE Lakewood Way and NE Delta School Road. The building was originally constructed in 2000. The addition to which the proposed sign is to be affixed is currently under construction, with a building permit issued on May 16, 2024. The subject building is approximately 142,000 sq. ft. in size, inclusive of new addition.

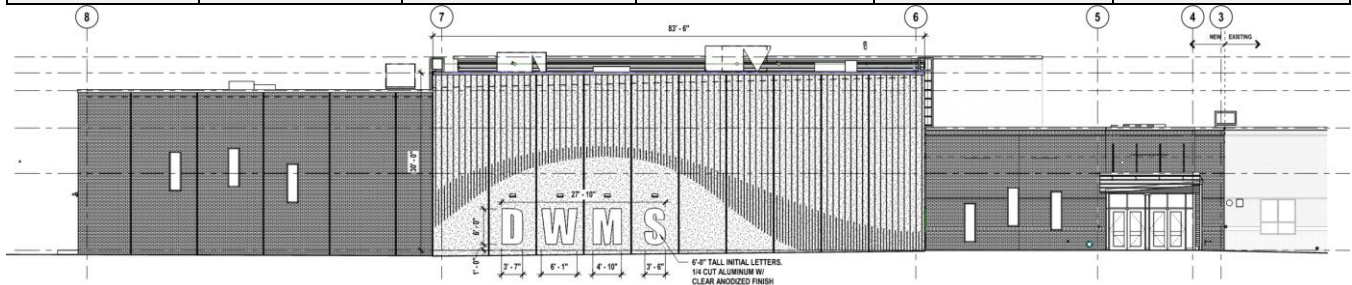
**Special Considerations**

There are no special or unique site conditions to consider.

3. Project Proposal

Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (R-1)	--	2' (24") max.	5% façade area	1 attached	External indirect
Proposed Wall Sign	"DWMS" (Northeastern Façade)	6' (72")	167 sq. ft. (6.7%)	1 attached	Non-illuminated



4. Unified Development Ordinance (UDO)

Unified Development Ordinance

Section	Description
9.080,9.090,9.150,9.160,9.260	Signs

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 subject property was zoned R-1 in 1998 in conjunction with a final site plan in order to facilitate the construction of the currently existing middle school. Additions and expansions have been completed since the original construction of the building, most relevantly the storm shelter addition for which a

building permit was issued in May of 2024. The proposed signage would be affixed to the northeastern wall of this newly permitted addition.

- March 23, 1998 – Subject property was rezoned from the “A” to “R-1” zoning district (Appl. #1527).
- March 23, 1998 – Final Site Plan for the middle school was approved by Planning Commission (Appl. #S98-005).
- September 6, 2013 – Certificate of Occupancy (PRCOM202130557) issued for addition to middle school.
- May 16, 2024 – Building permit (PRCOM20240760) issued for new storm shelter addition to middle school.

Compatibility

The proposed sign will be affixed to the northeastern façade of the new storm shelter addition to the middle school. Staff’s opinion is that this sign would be compatible with the building due to the size and scale of the 30’ tall wall to which it will be affixed. A sign meeting the standards of the UDO would be uncharacteristically small and out of proportion to the façade.

Additional mitigating factors include the distance from the sign to the adjacent neighborhood and the lack of illumination on the sign. The proposed sign would be at least 300’ away from the nearest residential structure. This distance reduces the visual impact that the signage has on the character of the surrounding neighborhood. The lack of illumination also restricts the visual effect this sign has on the surrounding properties during the night.

Recommendation

Staff believes that the proposed wall sign is compatible with the surrounding properties and is appropriate for the subject building due to the scale and massing of the existing structure. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. One (1) wall sign on the northeastern façade of the building, measuring 167 sq. ft. with 6’ tall letters, shall be allowed to exceed the maximum sign area and letter height limits set forth in Sec. 9.260. The sign shall comply with all other applicable requirements present in the UDO.

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.