



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-115
File Name	SIGN APPLICATION – Summit Waves wall sign
Applicant	City of Lee's Summit Parks & Recreation
Property Address	120 SW Blue Pkwy
Planning Commission Date	April 23, 2020
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent D. Monter, PE, Development Engineering Manager

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

Summit Waves site plan, building elevations and sign detail, dated June 2019 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit Parks & Recreation / Owner
Applicant's Representative	David Dean / Superintendent of Recreation Services
Location of Property	120 SW Blue Pkwy
Size of Property	±1.95 acres (Summit Waves wave pool addition area); ±17.5 acres Harris Park (overall)
Zoning (Proposed)	AG (Agricultural)
Comprehensive Plan Designation	Parks, Open Space and Schools
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 area is the site of Summit Waves, which is located on the south end of the 17.5-acre Harris Park.

Description of Applicant's Request
The applicant seeks approval of one (1) wall sign that exceeds the AG zoning district's maximum allowable letter height of 24" and the maximum allowable size of 5% of the façade area on which the sign is mounted. The wall sign will be mounted on the south elevation of the mechanical building and will overlook the new wave pool addition.

2. Land Use

Description and Character of Surrounding Area
Harris Park is a 17.5-acre park located at the northeast intersection of US 50 Hwy and South M-291 Hwy/SW Jefferson St; the park includes a playground, Summit Waves and a community center. The areas surrounding the US 50 Hwy and South M-291 Hwy/SW Jefferson St interchange are primarily commercial in nature and serve as the southern gateway into downtown Lee's Summit. Land uses transition to residential as one travels north toward downtown.

Adjacent Land Uses and Zoning

North:	Commercial and residential / TNZ (Transitional Neighborhood Zone)
South (across US 50 Hwy):	Future commercial/mixed-use
East:	Single-family residential / R-1 (Single-family Residential); Two-family residential / RP-2 (Two-family Residential); and R-7 School District building / PO (Planned Office)
West (across)	Pine Tree Plaza retail center / PMIX

SW Jefferson St):	
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Site Characteristics
Harris Park is bounded by SW 6 th St to the north; Union Pacific railroad tracks to the east; SW Blue Pkwy/US 50 Hwy to the south; and SW Jefferson St to the west. Park access comes from SW 6 th St and SW Blue Pkwy. Harris Park includes a playground area, Summit Waves swimming pool and a community center.

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

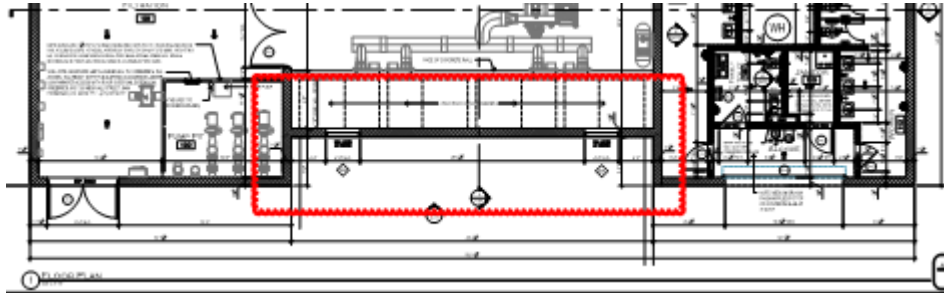
3. Project Proposal

Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Illumination
UDO Standards (AG) – wall sign	----	2' (24") max.	Max. 5% of tenant space façade area	1 per street frontage	External indirect; Halo
UDO Standards (CP-2)	----	6' (72") max.	Max. 10% of tenant space façade area	3 (single-tenant building)	External indirect; Internal; and Halo
Proposed Wall Sign	Lee's Summit Parks & Recreation (South Elevation)	27" max	106.7 sq. ft. (13.2% of recessed south façade area; 6.2% of overall south façade area)	1	Non-illuminated

A comparison of the proposed wall sign against the AG and CP-2 wall sign standards shows that the sign's letter height and size exceeds the AG standards, but falls well within the allowable CP-2 standards. Please note that two percentages are listed in the table under "Sign Area" for the proposed wall sign. The larger percentage listed first references the size relative to the recessed portion of the south façade, while the

smaller percentage listed second references the size relative to the overall south façade area. The image below illustrates how the south building elevation is not composed of a singular flat plane, but rather has a middle section that is recessed 5'-8". For purposes of calculating permitted sign area as a percentage of building facade, if the building façade has an offset of five feet or greater, each plane of the building shall be counted as a separate façade (UDO Section 9.080.B.2). The aforementioned language that treats the recessed middle wall section as a separate facade is what yields the 13.2% sign area. The 6.2% is the sign area when looking at the entire south building elevation.



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 greater in number than what is allowed by right under UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

The applicant seeks approval of one wall sign for the Summit Waves wave pool mechanical building. The wall sign will be located on the south building elevation overlooking the wave pool. The signs exceed the maximum allowable letter height and maximum allowable sign size for the AG district.

- April 9, 2019 – The City Council approved a rezoning (Appl. #PL2019-005) from CP-2 to AG for a portion of Harris Park by Ordinance No. 8604. The purpose of the rezoning was to accommodate the future Summit Waves wave pool project. The CP-2 zoning was a remnant from when the City previously acquired commercially zoned property to expand Harris Park.
- May 23, 2019 – The Planning Commission adopted the Capital Improvement Plan (CIP) 2020-2024 (Appl. #PL2019-158) as an Amendment to the City of Lee's Summit Comprehensive Plan, as Amended by Resolution No. 2019-02. The CIP FY 2020-2024 included the wave pool project for Summit Waves.
- June 24, 2019 – Staff administratively approved the final development plan (Appl. #PL2019-165) for the Summit Waves wave pool addition.

Compatibility

Harris Park is located at the northeast corner of the intersection of US 50 Hwy and South M-291 Hwy/SW Jefferson St. The remaining three corners of the intersection have historically been commercial on the north side of US 50 Hwy and industrial on the south side of US 50 Hwy. Harris Park is anomalous for an urbanized area at the intersection of two highways in that it has agricultural zoning. The agricultural (AG) zoning district has more restrictive sign standards than the commercial zoning (CP-2 and PMIX) found at the other corners of this highway intersection. Commercial zoning allows for taller, larger and a greater number of signs than does agricultural zoning.

The wave pool addition to Summit Waves includes the wave pool itself plus a mechanical/bathroom building. The proposed wall sign will be mounted on a recessed wall section that makes up the south building elevation. The wall sign will overlook the wave pool to the south. The sign will have very limited, if any, visibility from the adjacent SW Jefferson St and SW Blue Pkwy. At their closest points, SW Jefferson St and SW Blue Pkwy are located approximately 180' and 420' from the wall sign location, respectively. The sign is not intended to provide a means of wayfinding or advertisement directed to the adjacent streets, but rather for branding and identification of the facility as part of the City's parks system. The proposed letter heights and sign size were selected by the project's design professionals to maintain a certain proportionality common for a building of this type and size. Although the proposed wall sign is oversized when evaluated strictly through the lens of its designated AG zoning district, the proposed wall sign is compatible and falls within the sign standard limits of the existing commercial zoning designations found in the rest of the area surrounding the US 50 Hwy/South M-291 Hwy intersection.

Recommendation

Given the location of the park and scale of the building on which the sign will be mounted, staff believes the proposed wall signage will maintain compatibility and proportionality that is appropriate for the site. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A wall sign with a maximum of 27" tall letters and a size of 13.2% (106.7 sq. ft.) of the recessed portion of the south building façade shall be allowed for Summit Waves.

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.