



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-142
File Name	SIGN APPLICATION – Crown Pointe Church
Applicant	Impact Signs, Awnings and Wraps, Inc.
Property Address	5950 NE Lakewood Way
Planning Commission Date	August 26, 2021
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Sue Pyles, PE, Senior Staff Engineer

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

Wall Sign specifications, dated April 26, 2021 – 2 pages
Monument Sign specifications, dated April 26, 2021 – 4 pages
Sight Distance exhibit, dated April 26, 2021
Draft License Agreement – 13 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Impact Signs, Awnings and Wraps, Inc.
Applicant's Representative	Darrin Goodson
Location of Property	5950 NE Lakewood Way
Size of Property	±16.3 acres (708,652 sq. ft.)
Zoning	AG (Agricultural)
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 subject property is the site of Crown Pointe Church.

Description of Applicant's Request
The applicant seeks approval of a wall sign with letter heights taller than allowed in the AG zoning district. The applicant also seeks approval of a monument sign of a height and square footage greater than allowed in the AG zoning district.

2. Land Use

Description and Character of Surrounding Area
The property is bordered by I-470 and NE Lakewood Way to the west and east, respectively. The surrounding area to the north and east is partially developed as residential.

Adjacent Land Uses and Zoning

North:	Undeveloped acreage / CP-2 (Planned Community Commercial District); 4-plex Residential / RP-3 (Planned Residential Mixed Use)
South:	Undeveloped acreage / AG (Agricultural)
East (across NE Lakewood Way):	Single-family residential / R-1 (Single-family Residential)
West:	I-470

Site Characteristics
The site has frontage along both I-470 to the west and NE Lakewood Way to the east. Access to the church comes off NE Lakewood Way. The northernmost portion of Lee's Summit, where the subject property is located, is characterized by varying topography with areas of steep grades. The church

building sits approximately 80’ above the nearest I-470 road lanes and approximately 30’ above the NE Lakewood Way road lanes.

Special Considerations

The proposed monument sign location is at the driveway entrance into the site. There is a significant jog in the NE Lakewood Way right-of-way alignment in the vicinity of the driveway entrance. As a result of this jog, the monument sign will be located within the public right-of-way. The church is currently working with the City to go through the license agreement process to allow the monument sign to be constructed within the public right-of-way. The construction of any private structure within the public right-of-way is only allowed by approval of a license agreement with the City. The license agreement is required to go through the City’s Public Works Committee and the full City Council for approval under separate application.

The scope of this application is limited to the UDO size standards for letter height, monument height and monument sign size. The scope of this application does not involve the approval of the monument sign location in the right-of-way. Therefore, the Planning Commission can proceed in taking final action on the subject application prior to City Council taking final action on the license agreement.

3. Project Proposal

Monument Sign Standards

	UDO Standard for AG District	UDO Standard for CP-2 District	Proposed
Height	6’	12’	12’-8”
Sign Face Area	32 sq. ft.	72 sq. ft.	65 sq. ft.
Sign Structure Area	72 sq. ft.	96 sq. ft.	88 sq. ft.

The proposed monument sign is composed of a 5’x8’ electronic message center and a 2’-6” x 10’ sign cabinet sitting on an aluminum base, totaling 88 sq. ft. of overall structure area. The sign will be located on the north side of the driveway entrance, approximately 46 feet from the NE Lakewood Way centerline.

The proposed monument sign exceeds the allowable height, sign face area and overall sign structure area standards for the AG zoning district. Staff also provided the CP-2 zoning district monument sign standards to provide a comparison to non-agricultural and non-residential sign standards. The church sits on a 16-acre site with approximately 855’ of street frontage along NE Lakewood Way.

Wall Sign Standards

	UDO Standard for AG District	UDO Standard for CP-2 District	Proposed
Number of Signs	1 per street frontage	3 for single-tenant building	1
Letter Height	2'	6'	5'-6"
Sign Area	5% of façade area (204 sq. ft.)	10% of façade area (408 sq. ft.)	4.7% (295 sq. ft.)

The proposed “Crown Pointe Church” wall sign is composed of reverse channel letters mounted to the north building façade. The church sits on a heavily treed bluff with limited visibility from I-470, except for a clearing on the north side of the property.

The proposed wall sign complies with all wall sign standards for the AG zoning district, except for increased letter height intended to provide a means of identification from I-470.

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.

5. Analysis

Background and History

The applicant seeks approval of a monument sign that is taller and larger than the monument sign standards allow by right in the AG zoning district. The applicant additionally seeks approval of a wall sign with taller letter heights than allowed by right in the AG zoning district.

- August 15, 2002 – Staff administratively approved a final development plan (Appl. #2002-120) for the Central Assembly of God church.

Compatibility

Monument Sign. The subject property is developed as a 16-acre church campus along the I-470 corridor with access along NE Lakewood Way. The church property has approximately 855’ of street frontage along NE Lakewood Way, a collector street. The entrance to the church property is currently identified by two small stone signs etched with “Crown Pointe Church” flanking the driveway. The proposed monument sign with electronic message center will serve as the center’s prominent means of identification along NE Lakewood

Way. There is a single, heavily treed, undeveloped lot directly across from the driveway. The proposed monument sign location is approximately 300' and 840' from the nearest subdivision entrances to the north and south, respectively, thereby providing significant separation from the location of any other monument sign location in the area. Given the 16-acre size of the church campus, the 855' of NE Lakewood Way street frontage and separation from the nearest residential subdivision entrances, staff believes that the requested oversized monument sign to be compatible in size and scale to the property it serves.

Wall Sign. The church sits atop a heavily treed bluff along the I-470 corridor. Visibility to the site along I-470 is limited to a clearing on the north side of the site. To take advantage of this lone point of visibility, the proposed wall sign will be located on the church's north elevation overlooking I-470. Due to the significant grades in this area, the applicant analyzed the viewing angles to determine at which point the sign is visible along I-470. The applicant determined that the sign will be visible from the southbound I-470 travel lanes from a distance of approximately 950' at its closest point, which sits approximately 126' below the church site. The significant line of sight distance and elevation change between the two points is the reason behind the request for a letter height of 5'-6" versus the 2' maximum height allowed by right. A letter height of 2' yields very little visibility and compromised legibility.

Recommendation

Given the site's location along a collector street corridor, the property's size and significant street frontage on the NE Lakewood Way side, staff believes the proposed oversized monument sign to be compatible and proportional. Additionally, staff also believes the taller letter heights for the wall sign overlooking I-470 to be appropriate given the site conditions that limit visibility attributed to area topography. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A 12'-8" tall monument sign with 65 sq. ft. sign face area and 88 sq. ft. overall structure area shall be allowed on the subject property. All other monument sign aspects shall comply with the monument sign standards of the AG zoning district.
2. A wall sign with a maximum letter height of 5'-6" shall be allowed on the north building elevation overlooking I-470. All other wall sign aspects shall comply with the wall sign standards of the AG zoning district.
3. Approval of the subject sign application does not constitute approval of the monument sign location within the public right-of-way. Approval of the monument sign location within the right-of-way is subject to approval of a license agreement by the City Council under separate action. Should City Council not approve a license agreement allowing construction of the monument sign within the public right-of-way, the monument sign shall be constructed on private property in accordance with City standards.

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.