



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-422
File Name	SIGN APPLICATION – Lee's Summit High School
Applicant	Gould Evans
Property Address	400 SE Blue Pkwy
Planning Commission Date	December 2, 2021
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: Not required
Neighborhood meeting conducted: Not required
Newspaper notification published on: Not required
Radius notices mailed to properties within 300 feet on: Not required
Site posted notice on: Not required

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Attachments

Sign Specification Plan Set, submitted November 18, 2021 – 6 pages
Location Map

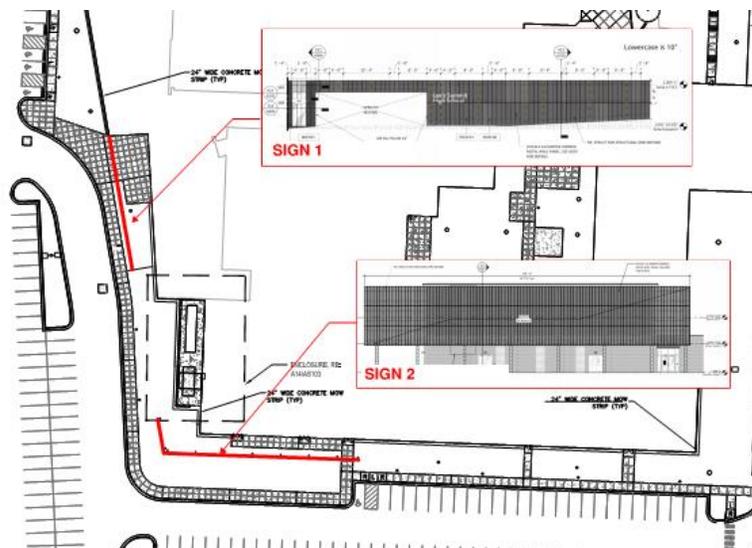
1. Project Data and Facts

Project Data	
Applicant/Status	Gould Evans /Architect
Applicant's Representative	Kelly Dreyer
Location of Property	400 SE Blue Pkwy
Size of Property	±43.9 Acres
Zoning	RP-2 (Planned Two-family Residential) CP-1 (Planned Neighborhood Commercial)
Comprehensive Plan Designation	Activity Center Downtown
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 property is the site of Lee's Summit High School.

Description of Applicant's Request

The applicant seeks approval of two (2) oversized, freestanding, scrim sign structures located off the southwest corner of the school building. The two signs will be oriented in different directions to address the west and south entrances to the building. The scrim structures are architectural features that provide a distinctive visual and textural aesthetic to both entrances as part of the facility upgrades currently in progress. The western-facing structure will have letters mounted on it that read "Lee's Summit High School". The southern-facing structure will have a graphic design perforated into the scrim that reads "Lee's Summit High School" and also has the image of the tiger head mascot. The southern-facing structure will replace the historic tiger head that has long adorned the same southern-facing building façade. The historic tiger head is being relocated elsewhere on campus.



2. Land Use

Description and Character of Surrounding Area

Lee’s Summit High School sits at the northwest corner of the SE Blue Pkwy/M-291 Hwy intersection. The school serves as a transition between SE Blue Pkwy/US 50 Hwy to the south, M-291 Hwy to the east and the residential neighborhoods to the west and north.

Adjacent Land Uses and Zoning

North:	Single-family Residential / RP-2 (Planned Two-family Residential); and Apartments / RP-4 (Planned Apartment Residential)
South (across SE Blue Pkwy):	US 50 Hwy
East (across SE M-291 Hwy):	Commercial / CP-2 (Planned Two-family Residential)
West:	Single-family Residential / R-1 (Single-family Residential) and RP-2

Site Characteristics

The approximately 44-acre high school campus is a fully developed site currently undergoing facility upgrades and some additions.

Special Considerations

N/A

3. Project Proposal

Lee’s Summit High School is currently served by two primary identification signs, both oriented to and providing identification along the main school entrance along SE Blue Pkwy. One sign is a monument sign with electronic message board. The second sign is composed of the school’s signature wall-mounted, tiger head next to a wall sign that reads Lee’s Summit High School. The campus has several small, text-only wayfinding signs internal to the campus

Existing Primary Signage

	Copy	Height	Area
Monument Sign (along SE Blue Pkwy)	Lee’s Summit High School + Electronic message board	8’ overall	46 sq. ft.

Wall Sign (facing SE Blue Pkwy)	Lee's Summit High School + Tiger head	No information on file.	No information on file.
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The high school is currently undergoing renovations and some facility expansions. As part of the exterior renovation, two free-standing scrim sign structure architectural features will be installed off the southwest corner of the school building. One will face south toward SE Blue Pkwy and will take the place of the tiger head and Lee's Summit High School wall sign. The other will face west toward the parking lot on the west side of the school building. The existing monument sign along SE Blue Pkwy will remain.

Proposed Freestanding Sign Structures

	Copy	Height	Area
West Sign Structure	Lee's Summit High School	13'-2" overall structure; 3'-2 1/4" sign	916 sq. ft. overall structure; 31.7 sq. ft. sign
South Sign Structure	Lee's Summit High School + Tiger head graphic	35' overall structure; 24' sign	3,943 sq. ft. overall structure; 2,342 sq. ft. sign
UDO standards	N/A	6'	72 sq. ft. overall structure; 32 sq. ft. sign

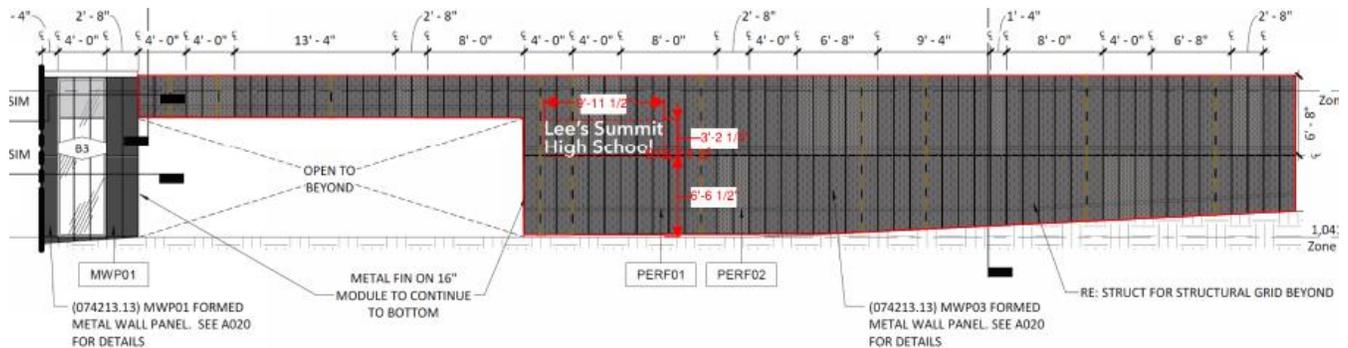


Figure 1 - Western-facing sign structure.

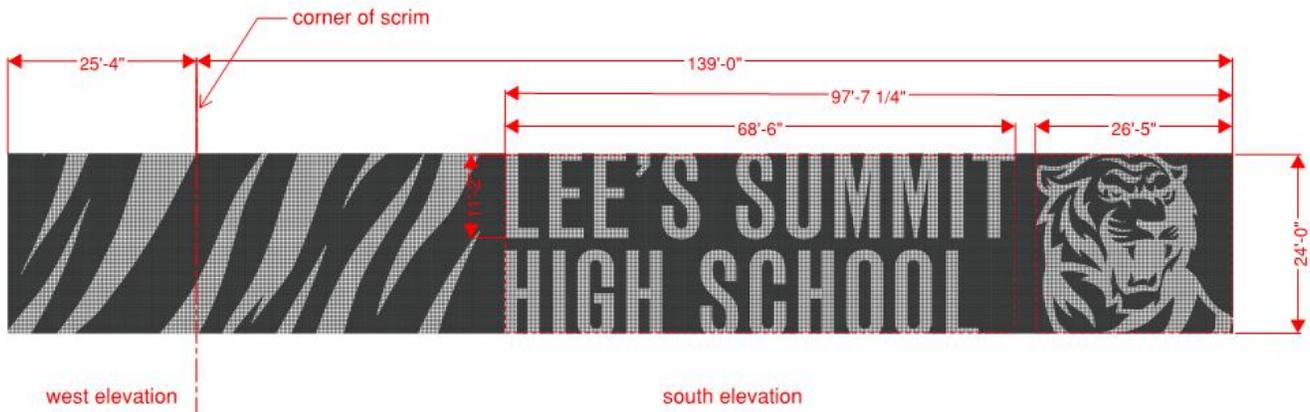


Figure 2 - Southern-facing sign structure.

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

Compatibility

The proposed signs will serve as primary building signage facing south toward the campus main entrance off SE Blue Pkwy and toward the parking lot on the west side of the main school building. By themselves, the sign structures are large and prominent architectural features denoting the main public-facing campus entrances. Viewing the size of the sign structures relative to the size of the building as a whole temper their visual impact and shows them to be proportional to the school building complex. The images below highlight the structures in green for reference.



Figure 3 - West facade



Figure 4 - South facade

The proposed sign structures are not expected to negatively affect the aesthetics of the property and neighboring property. The proposed sign structure architectural features tie into the design of the renovated building design.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Site Specific

1. A 916 sq. ft. free-standing scrim sign structure with a 31.7 sq. ft. “Lee’s Summit High School” sign shall be approved per the sign specification plan set submitted November 18, 2021.
2. A 3,943 sq. ft. free-standing scrim sign structure with a 2,342.4 sq. ft. “Lee’s Summit High School” sign and tiger head graphic shall be approved per the sign specification plan set submitted November 18, 2021.

Standard Conditions of Approval

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.