



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-168
File Name	SIGN APPLICATION – Legacy Park
Applicant	City of Lee's Summit
Property Address	901 NE Bluestem Dr 1501 NE Legacy Park Dr
Planning Commission Date	May 12, 2022
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior 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

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Attachments

Monument Sign Elevations, revision date February 1, 2022 – 11 pages
Site Plan, uploaded April 28, 2022
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit / Owner
Applicant's Representative	Steve Thomas
Location of Property	901 NE Bluestem Dr 1501 NE Legacy Park Dr
Size of Property	±692 acres
Zoning (Proposed)	AG (Agricultural)
Comprehensive Plan Designation	Parks/Open Space
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 the 692-acre Legacy Park. The park houses a community center, early education center, operations building, amphitheater, sports venues and trail.

Description of Applicant's Request
The request is to construct two new wayfinding ground signs at each of the park's three entrances along NE Blackwell Pkwy. The entrances have existing ground signs that generally identify Legacy Park, but do not provide specific wayfinding for the various park facilities housed therein. The proposed signs exceed the number, size and height standards allowed by right under the Unified Development Ordinance (UDO) for AG-zoned property.

2. Land Use

Description and Character of Surrounding Area
Legacy Park sits at the southeast corner of NE Colbern Rd and NE Blackwell Pkwy. The park property extends 1.5 miles south from NE Colbern Rd along NE Blackwell Pkwy. With the exception of the Woodland Shores and Legacy Wood subdivisions located to the west and south, respectively, the area surrounding the park is primarily composed of large lot residential. The area to the northwest across NE Colbern Rd is the site of Lake Jacomo.

Adjacent Land Uses and Zoning

North:	Lake Jacomo and large lot residential / AG (Agricultural) – unincorporated Jackson Co.
South:	Single-family residential subdivision / R-1 (Single-family Residential) Large lot residential / AG – unincorporated Jackson Co.
East:	Large lot residential / RE (Residential Estates) – unincorporated Jackson Co.
West:	Large lot residential and single-family residential subdivision / R-1 Elementary school / AG

Site Characteristics
NE Blackwell Pkwy is a divided arterial street that runs the length of the park’s western border. Legacy Park has three entrances along NE Blackwell Pkwy: a north entrance at NE Coneflower Dr that provides access to the park operations building; a middle entrance at NE Legacy Park Dr; and a south entrance at NE Legacy Park Dr. NE Legacy Park Dr is a loop road with two connection points to NE Blackwell Pkwy that provide access to the community center, early education center, amphitheater, sports venues and trail.

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

3. Project Proposal

Ground Sign Standards¹

	UDO Standards (AG zoning district)	Proposed
Height	6’ max.	8’
Sign Face Area	16 sq. ft.	57 sq. ft.
Sign Structure Area	N/A	104 sq. ft.
Number of Signs	1 freestanding sign per driveway entrance	3 freestanding signs per driveway entrance (1 existing monument/ground sign + 2 proposed ground signs)
Lighting	External indirect lighting; or halo (reverse channel) lighting	No lighting

1 – The listed ground sign standards reflect those of a proposed UDO amendment (Appl. #PL2022-157) to allow ground signs as a permitted sign type for non-residential uses in the agricultural and residential zoning districts, also on this agenda.

4. Unified Development Ordinance (UDO)

Section	Description
9.070,9.080,9.090,9.150,9.160,9.260	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 Section 9.260, Table 9-1.

5. Analysis

Background and History

The City of Lee's Summit Parks & Recreation seeks approval of six (6) additional freestanding signs for Legacy Park for the purposes of providing wayfinding for the 692-acre community park. Each of the three park entrances off NE Blackwell Pkwy currently has a single freestanding sign providing general identification of the park, but provide negligible wayfinding information for the various facilities housed within the park.



Figure 1 - Existing sign at northeast corner of NE Blackwell Pkwy and NE Coneflower Dr (north drive)



Figure 2 - Existing sign at northeast corner of NE Blackwell Pkwy and NE Legacy Park Dr (middle drive)



Figure 3 - Existing sign at median entrance of NE Blackwell Pkwy and NE Legacy Park Dr (south drive)

The proposed signs will supplement the existing signs by providing two wayfinding signs at each intersection. NE Blackwell Pkwy is an arterial roadway divided by a landscaped median of varying width. The separation between the northbound and southbound lanes along NE Blackwell Pkwy at the three park entrances are 60' (north entrance) and 180' (middle and south entrances). The two new signs at each intersection will be located on opposite sides of the intersection diagonal from one another—each intended to provide direction for northbound and southbound NE Blackwell Pkwy traffic. The signs are taller, larger and greater in number than the freestanding sign standards allow by right for AG-zoned property.



Figure 4 - Typical specification of proposed ground signs



Figure 5 - Proposed sign locations

- 2002 – Legacy Park was established. Staff administratively approved the final development plan (Appl. #2002-268) for the Legacy Park Community Center.
- 2003 – Staff administratively approved the final development plan (Appl. #2003-193) for the Legacy Park Operations Building.

Compatibility

Legacy Park is a 692-acre site with various facilities that include a community center, early education center, operations building, amphitheater, sports venues and trail. Each of the three park entrances along NE Blackwell Pkwy have existing freestanding signs. The proposed ground signs will provide wayfinding for all of the park facilities at each of the park’s three entrances. The signs have a Craftsman

or Prairie Style design influence and are composed of stone bases, aluminum posts and aluminum panels. The sign design and materials are compatible with existing park architecture for buildings and existing entrance and internal park signage.

Recommendation

Given the expansive 692-acre site, the number of facilities housed within the park, and need for improved wayfinding along NE Blackwell Pkwy, staff believes the proposed signs maintain a compatibility and proportionality that is appropriate for the site. With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Site Specific

1. A total of three (3) freestanding signs (existing + new) shall be allowed at each of the three park entrances along NE Blackwell Pkwy as shown on the sign location map. The new ground signs shall not exceed the following size standards: 8' height; 57 sq. ft. sign face area; and 104 sq. ft. sign structure area.
2. In accordance with the City's Design & Construction Manual (DCM), the new ground signs shall maintain a minimum 15' of separation from any City water main and sanitary sewer main, measured to the closest pipe edge of said mains.
3. In accordance with the City's Encroachment Policy, the new ground signs shall be located outside of any City easements.
4. Approval of the subject application shall become effective upon City Council approval of Appl. #PL2022-157 for a UDO amendment to include ground signs as a permitted sign type in the agricultural and residential zoning districts.

Standard Conditions of Approval

5. 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.