



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-015
File Name	SIGN APPLICATION – Goodcents
Applicant	Art of Illumination
Property Address	807-809 NE Lakewood Blvd
Planning Commission Date	February 9, 2023
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked by	Sue Pyles, PE, Development Engineer 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

Wall Sign Elevations and Specification, received January 20, 2023 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Art of Illumination / Sign Contractor
Applicant's Representative	Tony Hermelink
Location of Property	807-809 NE Lakewood Blvd
Size of Property	62,335.84 sq. ft. (1.43 acres)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial
Procedure	<p>The Planning Commission takes final action on the sign application.</p> <p>Duration of Validity: There is no expiration to an approval for a sign application.</p>

Current Land Use
The subject property is the location of a multi-tenant retail building at the southwest corner of NE Lakewood Blvd and NE Anderson Ln. Goodcents occupies two central tenant spaces.

Description of Applicant's Request
The request is for Planning Commission approval of a larger under canopy sign to replace the existing awning sign for the Goodcents tenant space. The proposed sign will be located on the east (front) façade that faces NE Anderson Ln. Under canopy signs are limited to a maximum of six sq. ft. (6) by right per tenant space in a multi-tenant building. The UDO grants the Planning Commission the authority to approve larger signs.

2. Land Use

Description and Character of Surrounding Area
The subject property is surrounded on the east, south and west sides by CP-2 zoned commercial uses. The Lakewood Oaks Country Club golf course is located on the north side of the subject property.

Adjacent Land Uses and Zoning

North (across NE Lakewood Blvd):	Golf Course / RP-1
South (across NE Anderson Ln):	Commercial / CP-2
East (across NE Anderson Ln):	Commercial / CP-2
West:	Commercial / CP-2

Site Characteristics

The subject property was developed as a with multi-tenant retail building in 1985. Access to the site is gained via a driveway on NE Lakewood Blvd and two entrances on NE Anderson Ln. The site has frontage on NE Lakewood Blvd and two entrances on NE Anderson Ln with visibility from I-470.




Special Considerations

None.

3. Project Proposal

Existing Wall Signs

	Copy & Location	Sign Height	Sign Area	Number of Signs	Lighting
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UDO Standards (CP-2)	--	6' (72") max.	10% of façade area – max. allowable sign area	2 per tenant space in a multi-tenant building	External indirect, halo, or internal lighting
Awning Sign	"Goodcents" "deli fresh subs"	2' (24")	43 sq. ft. (10.75% of façade area)	--	Internal lighting
					

Proposed Wall Sign

	Copy & Location	Sign Height	Sign Area	Number of Signs	Lighting
Under Canopy Sign	"Goodcents"	1' 6" (18")	12.25 sq. ft. (3.1% of façade area)	--	Internal lighting
					

4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.150,9.160,9.260	Signs

Unified Development Ordinance

A 6 sq. ft. over-canopy sign is allowed by right in the CP-2 zoning district for a single-tenant building. 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

- February 7, 1978 – The City Council approved a final plat for The Villages of Lakewood Fairway Homes Village Section One by Ord. #1834.

Compatibility

The existing building was constructed in 1985 and has been continually used for commercial businesses. The request for the proposed sign is not out of place for the commercially zoned property. In the CP-2 zoning district, the maximum allowable size by right for a wall sign is 10% of the façade. For the subject tenant space, the façade is approximately 400 sq. ft. By right, the applicant could install a 40 sq. ft. wall sign. The total area of the proposed under-canopy sign is 12.25 sq. ft., well below the total size of allowable wall sign. The proposed sign is compatible with the scale and mass of the building.

Recommendation

Typically, the use of an under-canopy sign is limited to an incidental role such as identifying an entrance or directing traffic. That is not the case with this application. The proposed under-canopy sign is the only sign proposed for the commercial tenant space. As no other signs are proposed, the under-canopy sign will serve as the sole means of identification for the business located at the subject site.

The architectural features on the facade limit the applicant's ability to place a wall sign on the building's façade. Staff believes the request for the larger signage provides a practical means of identification for the tenant and is consistent with the maximum allowable size of other sign types. The proposed sign fits the scale and massing of the building façade without being overpowering. For the above stated rationale, staff believes the proposed sign is reasonable and supports the applicant's request. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

- A 12.25 sq. ft. under canopy shall be approved for the tenant space at 807-809 NE Lakewood Blvd.

Signage shall comply with all other UDO sign standards of the CP-2 zoning district.

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.