



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-288
File Name	SIGN APPLICATION – Kansas City - Lee's Summit Regional Airport monument sign
Applicant	Wellner Architects + Engineers
Property Address	2720 NE Hagan Rd
Planning Commission Date	February 27, 2025
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

Site Plan, Sign Specification and Renderings, revised plan date January 3, 2025 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Wellner Architects + Engineers / Applicant
Applicant's Representative	Emily Marsh
Location of Property	2720 NE Hagan Rd
Size of Property	23,277,878 sq. ft. (534.39 acres) – Overall airport boundaries 127,152 sq. ft. (2.92 acres) – Terminal site area only
Zoning	AZ (Airport Zone)
Comprehensive Plan Designation	Airport
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 vacant site is the future location of the airport's general aviation terminal. The terminal site comprises approximately 3 acres of the larger 534-acre airport property.

Description of Applicant's Request

The request is for Planning Commission approval of an oversize monument sign for the future Kansas City – Lee's Summit Regional Airport terminal building to be located on the east side of the existing airport property. At 7'-6" tall with an 84 sq. ft. sign face and 116 sq. ft. overall structure area, the proposed monument sign is taller, has a larger sign face and has a larger overall structure area than allowed by right under the AZ zoning district standards.

The UDO grants the Planning Commission the authority to approve permanent signs (e.g. wall signs, monument signs, etc.) which exceed the maximum number of signs permitted, maximum sign area or maximum height.

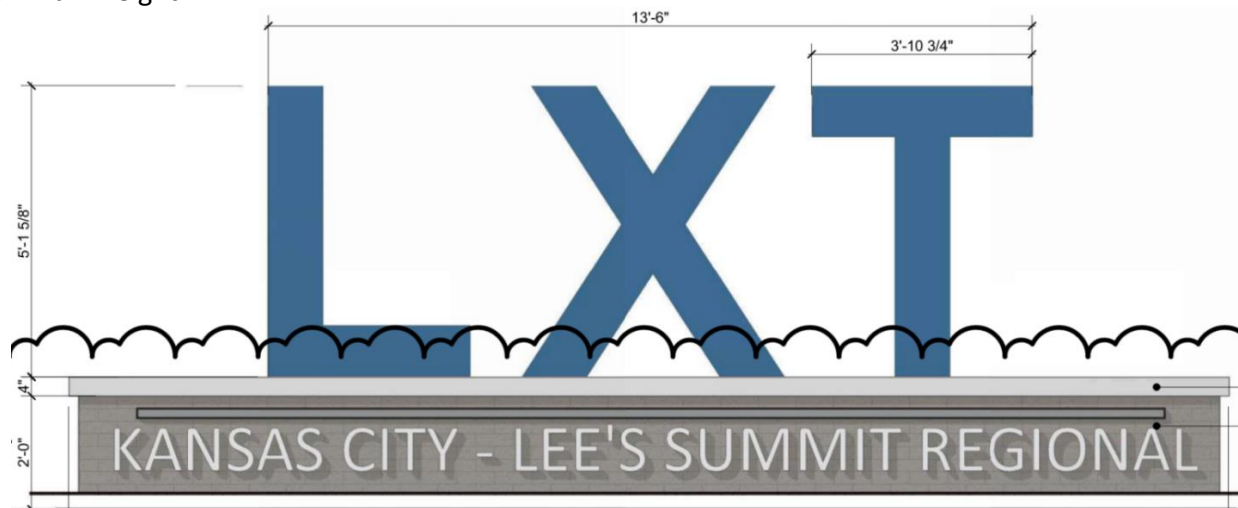


Figure 1 - Proposed monument sign



Figure 2 – Rendering of night view of proposed monument sign.

2. Land Use

Description and Character of Surrounding Area

The future terminal site is located at the eastern periphery of the airport property along NE Hagan Rd. NE Hagan Rd separates the airport property from a mix of industrial and commercial development to the east.



Adjacent Land Uses and Zoning

North:	Airport – AZ
South:	Airport – AZ
East (across NE Hagan Rd):	Office/Warehouse – PI (Planned Industrial)
West:	Airport – AZ

Site Characteristics

The future airport terminal site is located along the eastern periphery of the airport property. Access to the terminal will be gained via NE Hagan Rd. The terminal will sit on a second-tier site approximately 372' from the NE Hagan Rd centerline; the subject monument sign will sit immediately in front of the terminal building adjacent to the drop-off lane, approximately 560' from the NE Hagan Rd centerline.

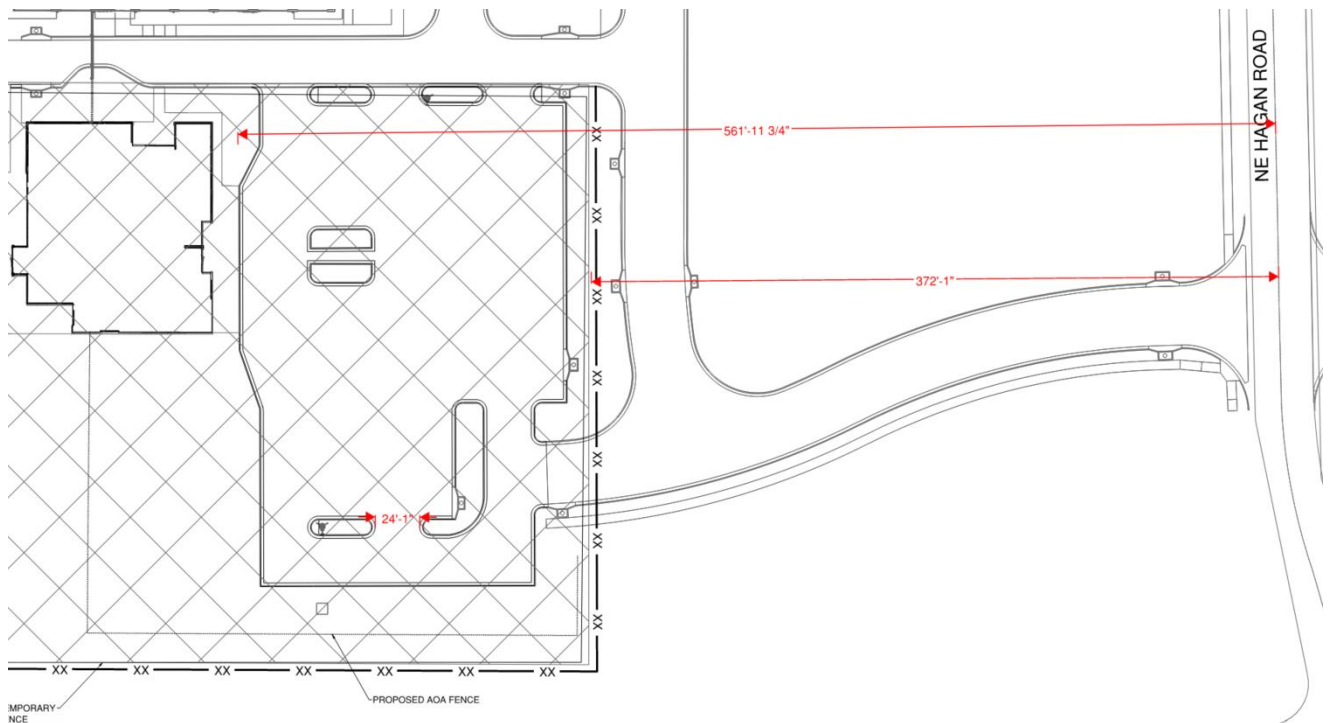


Figure 3 - Site plan showing terminal site and monument location relative to NE Hagan Rd.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

The table below outlines and provides a comparison between the governing monument sign standards and the proposed monument sign characteristics.

Monument Sign Standards

	Copy & Location	Number of Signs	Sign Area	Sign Height	Lighting
UDO Standards (AZ)	--	1 per building	72 sq. ft. sign face; and 96 sq. ft. overall structure area	6'	External indirect; Halo; Internal
Proposed Monument Sign	"LXT" and "Kansas City – Lee's Summit Regional"	1	84 sq. ft. sign face; and 116 sq. ft. overall structure area	7'-6"	External indirect; and Internal

The proposed sign is 1'-6" taller, is 12 sq. ft. larger in sign face and is 20 sq. ft. larger in overall structure size than allowed by right for an industrial type of use in the AZ zoning district. With requests for oversized signage, staff considers the scale and scope of both the development associated with the sign and surrounding development for the purpose of evaluating the request for compatibility and proportionality. The future 11,200 sq. ft. general aviation terminal will be the public face of the City's 534-acre airport facility. Staff believes the proposed height and size of the monument sign to be appropriate for the terminal site given the size of the airport property coupled with the distance between the sign location and NE Hagan Rd.

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 cannot be approved administratively because they exceed the allowable number, height or size standards under Article 9 of the UDO.

5. Analysis

Background and History

- November 8, 2024 – A final development plan (Appl. #PL2024-287) was submitted to the City for administrative approval of an 11,200 sq. ft. general aviation terminal. The application is currently going through the review process and has yet to be approved.

Compatibility

The proposed sign favorably compares to previously approved oversized monument signs serving large developments sites such as shopping centers, campuses, churches and larger residential subdivisions.

The table below illustrates the characteristics of the proposed monument sign with a sample of previously approved oversized monument signs in the city.

Site	Zoning District	Sign Area	Sign Height
Kansas City – Lee’s Summit Regional Airport	AZ	84 sq. ft. sign face; and 116 sq. ft. overall structure area	7’-6”
LS Medical Center	CP-2	150 sq. ft. sign face; and 200 sq. ft. overall structure area	20’
Missouri Innovation Campus	PMIX	85 sq. ft. sign face; and 189 sq. ft. overall structure area	6’
Saint Luke’s Hospital	CP-2	275 sq. ft. overall structure area	10’

Recommendation

The proposed terminal building monument sign maintains similar dimensional characteristics as previously approved oversized signage for large scale commercial and institutional developments in the city. Staff believes the size and scale of the proposed replacement sign to be appropriate given size and scale of the airport facility. Staff recommends approval of the monument sign as presented. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A monument sign with a height of 7’6”, a sign face of 84 sq. ft. and overall structure area of 116 sq. ft. as depicted on the sign specification with a revised plan date of January 3, 2025, shall be allowed on the subject property.

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.