



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-069
File Name	SIGN APPLICATION – Saint Luke's Hospital
Applicant	Lumineo Signs
Property Address	100 NE Saint Luke's Blvd.
Planning Commission Date	May 8, 2025
Heard by	Planning Commission
Analyst	Adair Bright, 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

St. Luke's Sign Plan, uploaded April 30, 2025 – 25 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Lumineo Signs Sign Contractor
Applicant's Representative	Celina Gerling
Property Owner / Project Developer	Saint Luke's East Hospital
Location of Property	100 NE Saint Luke's Blvd.
Size of Property	40.17 acres (1,749,805 sq. ft.)
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 for approval of a sign application.</p>

Current Land Use
The current land use on the subject property is "Hospital" in the Saint Luke's Hospital of Lee's Summit subdivision.

Description of Applicant's Request
The request is for Planning Commission approval of fifteen (15) new signs including directional, attached wall, and monument sign types at various locations on the site. The request also includes refacing existing directional signage. By approving this application, the subject property will have a total of thirty-two (32) signs.

2. Land Use

Description and Character of Surrounding Area
The property is located at a prominent location, being directly south of I470 and west of NE Douglas Street. The surrounding area of the subject property is predominantly commercial, with a mix of retail, restaurants, etc. The area to the west of the site includes a parking lot for the subject property and beyond that is vacant undeveloped land.

Adjacent Land Uses and Zoning

North:	I470
South:	Restaurant – Drive-through and a rubber & plastic product manufacturing facility / PI
East (across NE Douglas Street):	General Retail / CP-2
West:	Automotive Parking Lot / PMIX

Site Characteristics

The subject property is relatively flat and built out by Saint Luke's Hospital. The site is about 12-ft. taller than I470 and almost entirely built out.

Special Considerations

There are no special or unique site conditions to consider.

2. Project Proposal

Refer to the Saint Luke's Sign Plan attachment for all renderings of proposed signs.

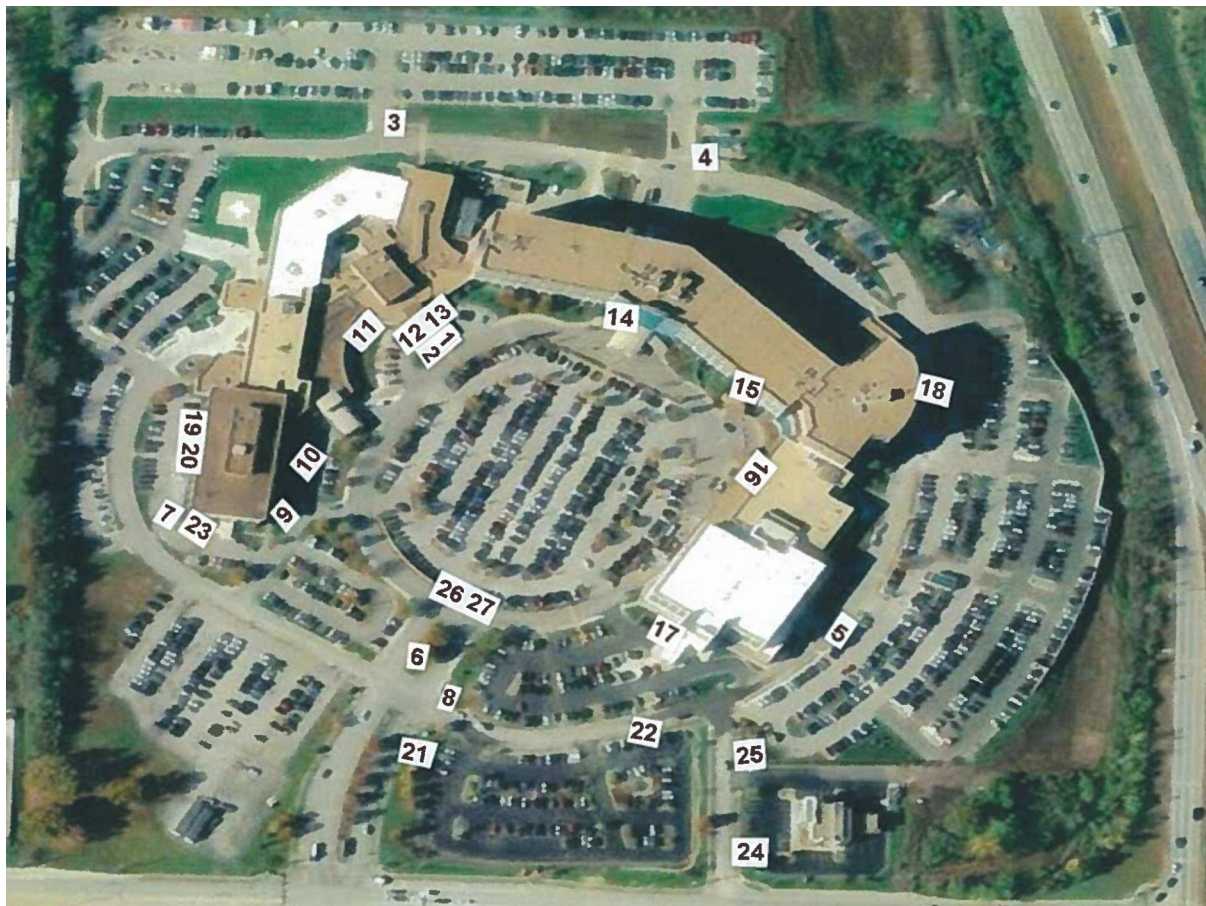


Figure 1 – Proposed sign locations

UDO Standards (CP-2)

Sign Type		Copy & Location No.	Height	Sign Area	Number of Signs	Lighting
UDO Standards	Attached Signs	--	6' (72") max. letter height	Max. 10% of building façade area	3 attached wall signs for a single-tenant building	External indirect, halo, or internal lighting
	Freestanding Signs		6' (72") max. for ground or hanging; 12' (144") max. for monument; 20' (240") max. for pillar	16 sq. ft. for ground or hanging; 72 sq. ft. sign face area; 70 sq. ft. for pillar	1 per street frontage; max. of 2	External indirect, halo, or internal lighting
	Driveway/Parking Lot Signs		2' 6" (30") max.	6 sq. ft.	2 max. per driveway entrance	Internal Lighting
Emergency Column Wraps (New Pillar Sign)		1 & 2	15' 6"	49.31 sq. ft.	2	Internal Illumination
Employee Parking (New Directional)		3 & 4	5'	6 sq. ft.	2	N/A
Directional 3 Entrance "H" (Existing Directional – Proposed Reface)		5	5'	6 sq. ft.	1	N/A
Directional Exit (Existing Directional – Proposed Reface)		6	4' 4"	6 sq. ft.	1	N/A
Directional (Existing Directional – Proposed Reface)		7	5'	6 sq. ft.	1	N/A

Directional 1 Entrance “H” (Existing Directional – Proposed Reface)	8	5’	15 sq. ft.	1	N/A
Wall Sign “A” (New Wall Sign)	9	2’ 3”	9 sq. ft.	1	Internal Illumination
Wall Sign “B” (New Wall Sign)	10	2’	4 sq. ft.	1	Internal Illumination
Wall Sign “C” (New Wall Sign)	11	2’ 6”	6.25 sq. ft.	1	Internal Illumination
Emergency Cabinets (New Canopy Sign)	12 & 13	1’ 11”	20 sq. ft.	2	Internal Illumination
Wall Sign “D” (New Wall Sign)	14	2’ 3”	9 sq. ft.	1	Internal Illumination
Wall Sign “E” (New Canopy Sign)	15	3’	9 sq. ft.	1	Internal Illumination
Wall Sign “F” (New Canopy Sign)	16	1’ 6”	4 sq. ft.	1	Internal Illumination
Wall Sign “G” (New Canopy Sign)	17	2’	6.25 sq. ft.	1	Internal Illumination
Wall Sign “H” (New Projecting Sign)	18	2’ 3”	9 sq. ft.	1	Internal Illumination
Wall Sign “I” (New Wall Sign)	19	1’ 10”	6.25 sq. ft.	1	Internal Illumination
Flag Sign (Existing Projecting Sign – Proposed Reface)	20	4”	4 sq. ft.	1	N/A
Entrance Monument “H” (Existing Monument Sign – Proposed Reface)	21	15’	72.96 sq. ft.	1	Internal Illumination
New Directional Entrance “H” (New Directional Sign)	22	5’	15 sq. ft.	1	N/A
“A” Entrance New Destination (New Directional Sign)	23	5’	69 sq. ft.	1	N/A
Douglas Monument (Existing Monument Sing – Proposed Reface)	24	4’	19 sq. ft.	1	Internal Illumination
Entrance “C” Directional (New Directional Sign)	25	5’	12.37 sq. ft.	1	N/A

Twin Monuments (Existing Monument Sign – Proposed Reface)	26 & 27	15'	72.96 sq. ft.	2	Internal Illumination
ID Signs & Wayfinding (Existing Signs – No proposed changes) *	28-32	--	--	--	--

**Existing signs with no proposed changes not included in sign package*

4. Unified Development Ordinance (UDO)

Section	Description
9.150, 9.160, 9.210, 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 UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

- November 14, 2002 – The City Council approved the Preliminary Development Plan (Appl. #2002-078) for the Saint Luke’s Hospital campus by Ordinance #5434. (Signs were not addressed.)
- August 14, 2003 – The City Council approved a Final Development Plan (Appl. #2003-097) for signage for two monument signs larger than 72 square feet and three directional signs larger than 6 square feet for Saint Luke’s East Hospital campus as a modification to the UDO by Ordinance #5577. A condition of approval of Ord. 5577 was that “any future proposed signage for the property... will require a complete sign package for approval of such future signage, which shall be presented to the Planning Commission for consideration...”
- April 26, 2011 – The Planning Commission approved one new wall sign, in addition to one existing wall sign, for the Emergency building.
- April 23, 2013 – The Planning Commission approved eighteen (18) new signs in addition to the existing seven (7) signs for a total of twenty-five (25) signs.

Compatibility

Due to the size of the site (40.17 acres), scale of the structure (813,766 sq. ft.), and the nature of the facility, the proposed sign package is crucial in navigating internal circulation and identifying locations. The surrounding area is predominantly commercial, so the proposed signs are not expected to negatively impact adjacent properties. Also, much of the signage is internal and will not be legible from the right-of-way; therefore, the signs are not going to contribute to visual clutter. Staff supports the proposed sign package.

Recommendation

The proposed identification and wayfinding sign package proposes a higher quantity and larger signs than what is allowed by right in the CP-2 zoning district under the current sign ordinance; however, staff believes the size and scale of the signs to be appropriate given the mass of the buildings to which they will be mounted and the size of the site. Similarly, staff believes the number of signs providing identification and wayfinding to be appropriate given the scale and use of the site. Staff recommends approval of the sign package 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 total of thirty-two (32) signs shall be allowed for Saint Luke's East Hospital at 100 NE Saint Luke's Boulevard. The proposed signs shall comply with the quantity and size as depicted in the sign package with an upload date of April 30, 2025.

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.