



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2020-164
<b>File Name</b>	SIGN APPLICATION – Reece Nichols wall sign
<b>Applicant</b>	Fossil Forge Design
<b>Property Address</b>	222 SW Main St.
<b>Planning Commission Date</b>	June 25, 2020
<b>Heard by</b>	Planning Commission
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked by</b>	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineer Manager

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### 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 Elevation and Specification, dated April 30, 2020  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge Design / Sign Contractor
Applicant's Representative	Dave Eames
Location of Property	222 SW Main St
Size of Property	9,576.05 sq. ft. (0.23 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Old Town Master Development Plan
Procedure	The Planning Commission takes final action on the sign application.  <b>Duration of Validity:</b> There is no expiration to an approval for a sign application.

Current Land Use
The subject property is the site of a Reece Nichols real estate office that is under construction.

Description of Applicant's Request
The request is for Planning Commission approval of a third wall sign for Reece Nichols. The proposed 30 sq. ft. wall sign is for the west building elevation that faces SW Market St.

## 2. Land Use

Description and Character of Surrounding Area
The subject property is located in the heart of the Historic Lee's Summit Downtown. North of the subject property is the historic 1939 WPA post office currently occupied by the Lee's Summit History Museum. A doctor's office is located in the two-story brick commercial building on the south side. This building was constructed around 1900. The Amtrak train depot is located east across SW Main St. West of the subject site is the private parking lot that serves this property.

### Adjacent Land Uses and Zoning

<b>North:</b>	History Museum / CBD (Planned Central Business District)
<b>South:</b>	Office / CBD (Planned Central Business District)
<b>East:</b>	Amtrak train depot / CBD (Planned Central Business District)
<b>West:</b>	Parking lot / CBD (Planned Central Business District)

Site Characteristics
The subject property is the site of the newly constructed brick two story Reece Nichols real estate office.

**Special Considerations**

There are no special or unique site conditions to consider.

### 3. Project Proposal

#### Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CBD)</b>	--	2' (24") max.	Max. 10% of tenant space façade area (280.5 sq. ft. max. in this case)	2 wall signs per tenant	External indirect Halo Exposed Neon (not for the purpose of internal illumination)
<b>Proposed 3<sup>rd</sup> Wall Sign</b>	"Reece Nichols Real Estate"	1' (12")	30 sq. ft. (1.1% of façade area)	3	External lighting

#### Existing/Approved Signs

	Copy & Location	Letter Height	Sign Area	Lighting
<b>Wall Sign</b>	"Reece Nichols Real Estate" East Elevation	14.5"	58.67 sq. ft. (2.1% of façade area)	Halo Exposed Neon
<b>Projecting Sign</b>	"&" East Elevation	24"	5.1 sq. ft. (6 sq. ft. max allowed by UDO)	Exposed Neon

## 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

- October 1, 2007 – The City executed a real estate sales contract to sell the property at 207 SW Market Street and a portion of the property at 220 SW Main Street (now 222 SW Main Street) to Tustin, LLC.
- October 16, 2007 – The City Hall addition at 207 SW Market Street was demolished (Building Permit #B0702002).
- February 20, 2008 – The minor plat of *Dahmer Development, Lots 1-3* was recorded by Jackson County (Instrument #2008E0018991).
- May 15, 2008 – The City Council approved a preliminary development plan for Market Street Lofts by Ordinance No. 6628. The PDP expired on August 21, 2011, due to no final development plan being submitted within two (2) years of the preliminary development plan approval.
- October 2, 2018 – The City Council approved a preliminary development plan for Reece Nichols Real Estate Office by Ordinance No. 8471.
- July 10, 2019 – Staff administratively approved a final development plan (#PL2019-095) for Reece Nichols Real Estate Office.

### Compatibility

The request for additional wall signage is not out of place for a commercial building of this scale and mass. The proposed third wall sign is for the west building elevation. The existing wall and projecting signs are located on the east elevation. Given the location of the existing and proposed signs, no more than two signs will be visible at any given time. If approved, a wall sign will be located on the front and back of the subject building. Each of the wall signs are well below the maximum allowable size permissible under the UDO.

### Recommendation

Staff believes the proposed third wall sign is compatible for the area, proportional for the building and provides a reasonable means of identification for the site. With the conditions of approval below, the application meets the requirements of the UDO.

## **6. Recommended Conditions of Approval**

### **Site Specific**

1. A third wall sign shall be allowed on the building's west façade. The wall sign shall comply with all other requirements of the UDO.

### **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.