



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-166
File Name	SIGN APPLICATION – Q39
Applicant	Kansas City Sign Company
Property Address	240 SW Oldham Parkway
Planning Commission Date	August 13, 2026
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

Q39 Sign Elevation, uploaded June 29, 2026
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Kansas City Sign Company / Sign Contractor
Applicant's Representative	Cody Heginbottom
Location of Property	240 SW Oldham Parkway
Size of Property	2.49 acres (108,393 sq. ft.)
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Commercial
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 a single-tenant restaurant within the Oldham Village mixed-use development.

Description of Applicant's Request

The applicant requests Planning Commission approval of one (1) additional wall sign for Q39, yielding a total of four (4) wall signs for the building. The UDO allows by right a maximum of three (3) wall signs in the PMIX zoning district. The requested sign is proposed to be mounted on the west building façade. Staff previously approved three (3) wall signs on the east, north, and south façades. The UDO grants to the Planning Commission the authority to consider and approve signs which exceed the maximum number, maximum sign area or maximum height allowed by right.

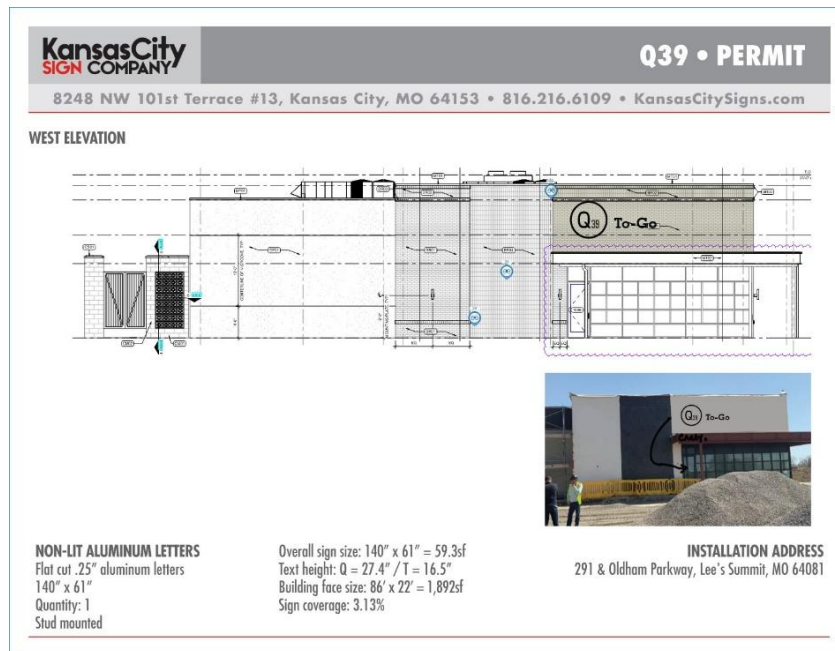


Figure 1 – Proposed Wall Signage

2. Land Use

Description and Character of Surrounding Area

The subject property is located at the northeast corner of SW Oldham Parkway and SW Oldham Crossing. The surrounding area is predominantly commercial and includes restaurants, with residential developments nearby. The western portion of the subject property consists of a parking lot that fronts directly onto SW Oldham Parkway.

Adjacent Land Uses and Zoning

North:	Mix-use Development / PMIX
South:	Mix-use Development / PMIX
East:	Mix-use Development / PMIX
West:	Mix-use Development / PMIX

Site Characteristics

The property is an outparcel located on Lot 5 within the Oldham Village development. Access to the restaurant will be gained via SW Oldham Parkway and SW Oldham Xing.



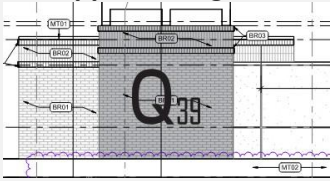
Figure 3 – Oldham Village Phase 1 outlined in red. Subject property depicted by yellow star.

Special Considerations

The project site is located within the boundaries of the LS Mixed Uses Area of the EnVision LS overlay district. EnVision LS was established in 2017 to serve as a guide for redevelopment efforts of a total of approximately 237 acres generally composed of the northwest, southwest and southeast quadrants of the US 50/South M-291 Hwy interchange. Property located within the overlay boundaries is subject to the list of land uses and development standards established under Article 5, Division VIII of the UDO, unless approved otherwise. The EnVision LS overlay does not impose any additional or special sign regulations on the area.

3. Project Proposal

Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (PMIX)	--	6' (72") max.	Max. 10% of tenant space façade area	3 attached wall signs for a single-tenant building	External indirect, halo, or internal lighting
Approved Sign #1 	East façade	2'	24 sq. ft. (1.03% of façade area)	1 attached wall sign	Non-illuminated
Approved Sign #2 	North façade	2.7'	38.6 sq. ft. (1.36% of façade area)	1 attached wall sign	Non-illuminated
Approved Sign #3 	South façade	6'	106 sq. ft. (3.67% of façade area)	1 attached wall sign	Non-illuminated
Proposed Sign #4 	West façade	1.3'	59.3 sq. ft. (3.13% of façade area)	1 attached wall sign	Non-illuminated

Despite exceeding the UDO maximum number of attached wall signs permitted for a single-tenant building in the PMIX district, the proposed signage complies with the maximum sign area requirement, as each sign occupies only 1.03%–3.67% of its respective façade, well below the UDO's 10% maximum. The proposed signs will provide building identification and improve wayfinding for passing vehicles along U.S. 50 Highway, SW Oldham Parkway and SW Oldham Xing.

4. Unified Development Ordinance (UDO)

Unified Development Ordinance

Section	Description
9.150, 9.160, 9.260	Signs – Planning Commission Approval/Consideration & Sign Dimensions

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 9-3.

5. Analysis

Background and History

The subject property is the site of a single-tenant building on Lot 5 of the Oldham Village development. The applicant proposes to have a wall sign on each of the tenant's four (4) facades instead of the maximum of three (3) attached wall signs allowed by right in a single-tenant building.

- January 14, 2025 – The City Council approved the preliminary development plan (Appl. #PL2023-188) for Oldham Village Phase 1 by Ordinance No. 10049.
- May 13, 2026 – Staff administratively approved the final development plan (Appl. #PL2025-102) for Q39 restaurant.
- June 22, 2026 – Staff administratively approved a sign permit (PRSGN20262442) for three (3) attached wall signs for Q39.

Compatibility

The existing sign ordinance limits single-tenant commercial buildings in the PMIX district to a maximum of three (3) attached wall signs by right. The applicant seeks approval to allow one (1) additional attached wall sign for the building, which will be placed on the west façade, increasing the total number of attached wall signs on the subject property from three (3) to four (4). The sizes of the signs do not exceed the 10% sign area coverage ratio as required by the UDO. The proposed signs are distributed among opposing façades, limiting visibility to no more than two wall signs from any single viewpoint and reducing the overall visual impact on the surrounding area. Given the commercial character of the surrounding properties, the proposed signage is not expected to create significant visual impacts or adversely affect the surrounding area.

Recommendation

Staff believes that the proposed wall signage is compatible with the surrounding properties and appropriately scaled for the building. The proposed signage is appropriately located, maintains compliance with the UDO sign area requirements, and is consistent with the commercial character of the surrounding area. These factors limit potential adverse visual impacts. Therefore, staff believes the request for one (1) additional sign is reasonable and recommends approval subject to the conditions listed below.

6. Recommended Conditions of Approval

Site Specific

1. A total of (4) wall signs shall be allowed for the building at 240 SW Oldham Parkway. The wall signs shall comply with the size 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.