



LEE'S SUMMIT MISSOURI

MEMO

To: Mayor and City Council

From: Aimee E. Nassif, AICP, Deputy Director of Development
Adair Bright, AICP, Senior Planner

Date: August 5, 2025

Re: Appl. #PL2025-123 - Unified Development Ordinance Amendments to Article 8 Site Standards pertaining to Architecture and Building Design Standards and Article 15 Rules of Interpretation and Definitions, City of Lee's Summit, Applicant

A public hearing was held on the subject application at the July 10, 2025, Planning Commission meeting. During the hearing, Commissioner Benbrook introduced an update to the draft language that buildings within the metal building locations shall utilize class 1, 2, or 3, materials at the base of the structures or provide a barrier or other protection around the base of the structure.

After discussion, a motion was made by Commissioner Benbrook that class 4 materials (which includes metal) be prohibited from use around the base of the buildings to help protect its structural integrity. After discussion, the motion was approved 6 to 0 for inclusion of this language for City Council consideration. The proposed language is provided in red font below.

Draft Language Art. 8, Div. I, Section 8.080.B.

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Buildings located within the Specified Metal Building Locations (refer to map)	Metal buildings are permitted. Each primary façade shall have no less than 3 different Class 1, 2, 3, or 4 building materials. The base of all sides of the building shall utilize materials from Class 1, 2, or 3 only or include a protective feature.	n/a	All main building entries must be articulated.	n/a	n/a