

COMMUNITY AND ECONOMIC DEVELOPMENT  
COMMITTEE (CEDC)

# ARCHITECTURE AND BUILDING DESIGN STANDARDS



Aimee E. Nassif AICP  
Deputy Director of Development Services

June 12, 2024

# Current UDO Standards

## Article 8

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- 1 Minimal standards for residential developments of all types
- 2 Building materials are identified for non-residential structures
- 3 Four sided architecture required for non-residential structures

# Opportunities and What We've Heard to Date

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- 1 Review and strengthen desired building materials and building material requirements for non-residential structures
- 2 Consider building design requirements addressing vertical and horizontal articulation
- 3 Discourage flat facades and for residential - discourage overemphasis of garages on front elevation
- 4 Improve readability and organization of chapter



# Ignite! Comprehensive Plan

## Design Principles

“Community design principles provide guidance for the future development and redevelopment of Lee’s Summit’s Activity Centers and corridors.

While the principles are not prescriptive, they do provide overarching guidance for new streets, open spaces and buildings. They serve as the basis for the review of development applications, revisions to, or the development of, future regulatory guidance, and as a signal to the community regarding the expected character and quality of development.”



# Recent Updates

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## MATERIAL SAMPLES

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We now require applicants to bring to Planning Commission and City Council.



## MATERIAL SCHEDULE

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We now require a material schedule with details to be included on the elevation plan set with the PDP and FDP.



## COLOR ELEVATIONS

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Elevations must now be submitted in color instead of black and white and must also be drawn to architectural scale.



# Outcomes and Expectations

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1

Implementation of Ignite! Goals

2

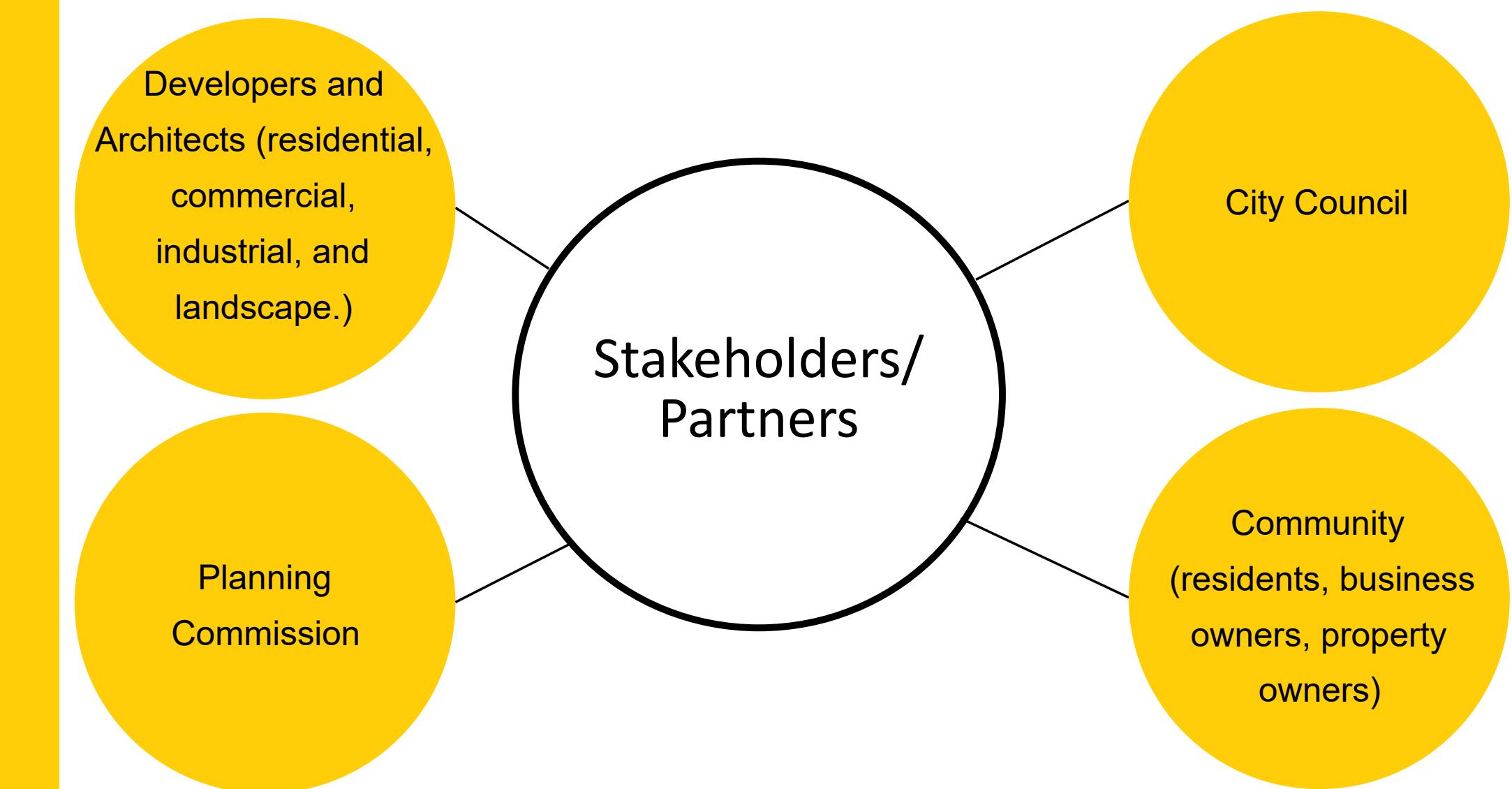
For developers: clarity in requirements and improved process efficiencies

3

For the city: update standards to reflect community desire for future growth



# Outcomes and Expectations



# Next Steps

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Creation and publication of Request for Qualifications (RFQ). Then review and selection of consultant.

CEDC agenda for consultant selection discussion with staff prior to City Council approval.

Award contract to consultant and begin engagement process.





Anticipated  
Process -  
Completion 12  
months



CONSULTANT SELECTION



STAKEHOLDER  
ENGAGEMENT,  
WORKSHOPS, AND  
MEETINGS



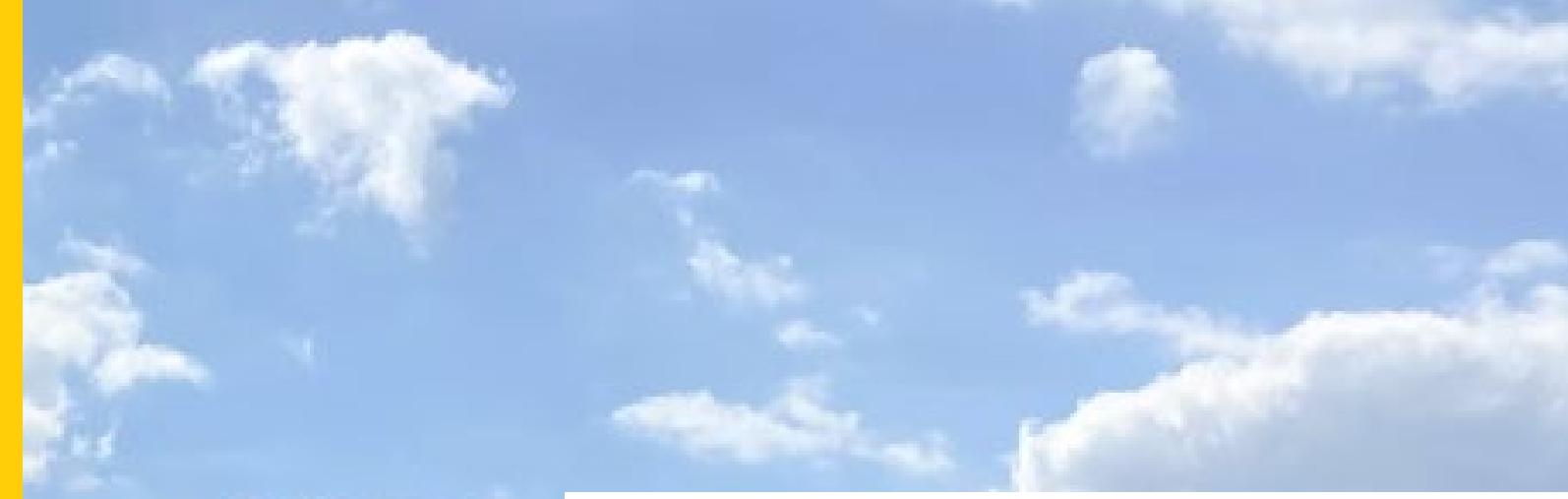
RESEARCH AND DRAFT  
LANGUAGE



DRAFT REVIEW AND  
COLLABORATION WITH  
THE CEDC



PC PUBLIC HEARING  
THEN CITY COUNCIL  
REVIEW AND  
APPROVAL



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