



The Grove

Lee's Summit, MO
Design Standards

03 OCTOBER 2016

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Purpose of these Standards

The Grove Design Standards serve to provide a structure for future developers and property owners to follow as they prepare to start, and continue to work through the development process. The standards are established to help achieve a desired aesthetic for The Grove. They are in place to ensure that development within The Grove begins with a high standard of design that continues throughout the years to provide and maintain a cohesive appearance throughout the corridor.

The Grove Design Standards book serves as a central resource for the City of Lee's Summit as well as developers, providing information specific to The Grove. In addition, the Grove Design Standards book provides information to guide developers through general site planning, architectural and landscape design, sustainability, lighting, storm water management, and signage. These items are further supplemented by the City of Lee's Summit Municipal Codes and Ordinances.

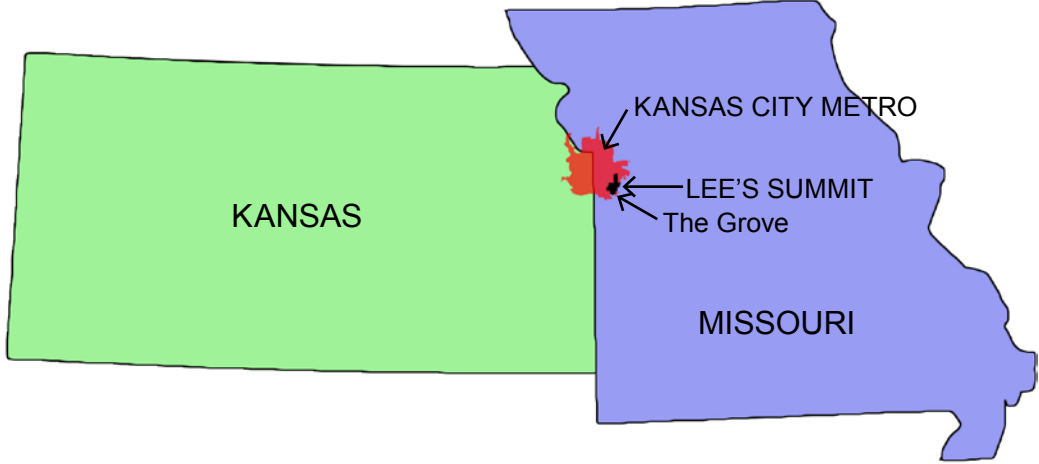
Acknowledgements

Design Team and Contact Information

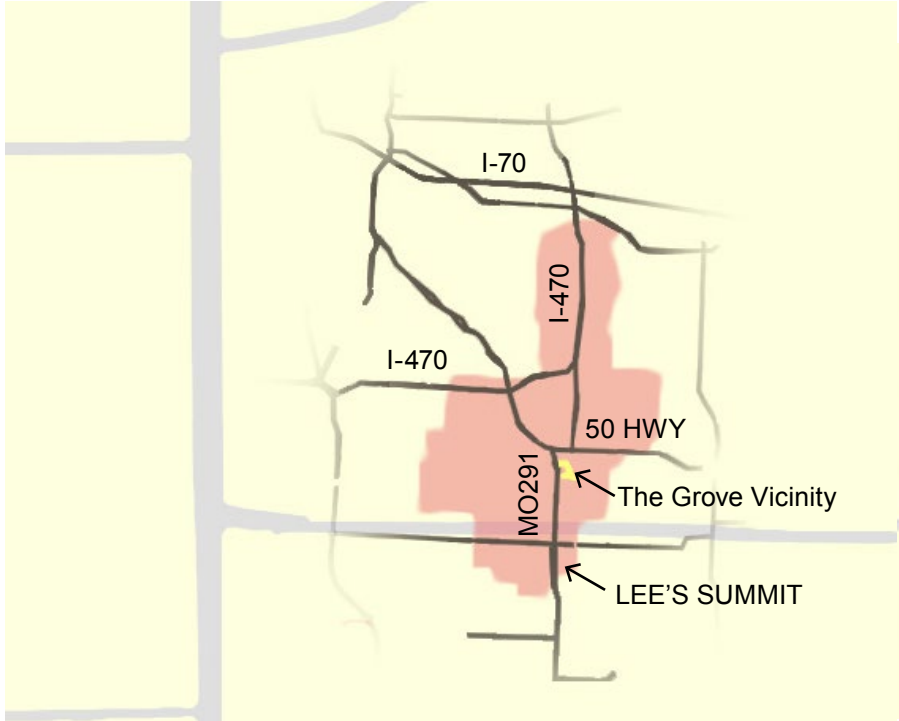
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The Grove Vicinity: Kansas City Metropolitan Area



The Grove Vicinity: Lee's Summit, Missouri



Existing Grove Area

Introduction



What is The Grove?

History

On October 28, 1865, William B. Howard founded the Town of Strother by filing a plat containing the 11 blocks that currently encompass the downtown business district. At the time of incorporation, the population count stood at one hundred people. In November of 1868, the name was changed and the area incorporated as the “Town of Lee’s Summit”. Although the “Summit” portion of the name was obviously based on the fact the town’s elevation is the highest point on the railroad between Kansas City and St. Louis.

Lee’s Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of 93,000. At 65 square miles – the fifth largest in the state – Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U. S. 71) Lee’s Summit is accessible to regional and national markets.

The Grove is situated in the southeastern portion of the major juncture of US 50 highway and M291 on the south side of Lee’s Summit. This makes The Grove a major anchor development of the Lee’s Summit southern side and integral part of the US 50 highway commercial corridor with a direct link via The Jefferson Street Boardwalk to the Downtown district.

The Vision

‘The Grove’ is an innovative mixed-use neighborhood where residents and visitors will find everything from shopping, dining, business centers and commercial opportunities with parks, ponds and trails. Over the next few years, it is anticipated that The Grove’s 85 acres will be developed to serve as a premier destination business center in a mixed-use setting with over 1.0 million square feet of commercial space. The Master Plan and associated Design Guidelines that are outlined in this document exhibit the City’s commitment to the success of this area. The significant investment in roadways, greenways, trails, enhancements, and amenities; will make this development second to none in the Midwest.

The Grove also employs the unique approach of acquiring the natural drainage-ways to create an active greenway corridor that accommodates storm water retention for a majority of the adjacent properties. This connected series further provides trail access, park space, and development opportunities - with a view. The coordinated effort to establish this premier destination will provide a unique opportunity for retail development and will make ‘The Grove’ a regional destination.

The Master Plan highlights several areas that are prime commercial locations. The pedestrian system will offer excellent bike/walk to work opportunities to the area neighborhoods and boardwalk link to downtown Lee’s Summit.

The Grove is the mixed use, office, and commercial business center in Lee’s Summit. The plan also allows for a diverse addition to the market, but no other area offers the unique combination of location, access, population, and investment that is key to the success of mixed use developments.

Purpose

The Grove Design Standards were created to establish the minimum design standards necessary for the implementation of the vision as identified and set by the Grove Master Plan. It is not expected that the specific layout shown in the Master Plan will be followed exactly. Instead, it is anticipated that during the detailed design process for the development of each site, a specific and detailed site plan will emerge. However, the overall intent and vision of the original Grove Master Plan should be met. The general goals and recommendations from the Grove Master Plan are summarized on the following page.



Goals

- Create a new town center that is a walkable environment with broad housing choices, mixed land uses, increased densities, and an enhanced civic and cultural presence.
- Create a quality employment center.
- Connect neighborhoods and look for opportunities to build community.
- Set a new National Standard for high quality, and unique development.
- Propose a framework of infrastructure to create unique development.
- Respect Lee's Summit history, but create a new legacy and vision for Lee's Summit as a while community.

Development Recommendations

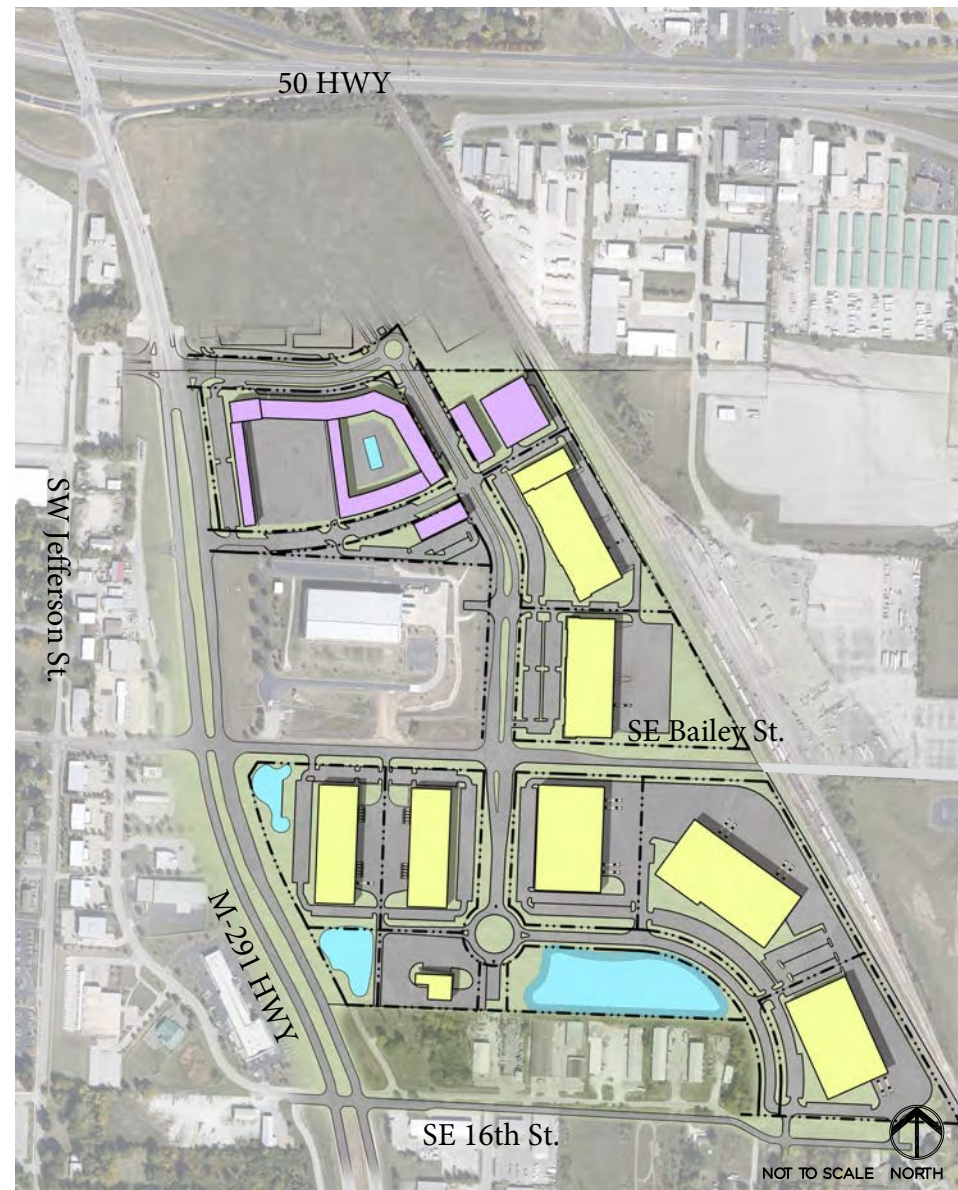
- Integrated development – promote land owners to work together
- Mixed Use and Higher Density of Development
- Buildings located near the street
- Attract Unique Commercial Opportunities
- The Grove as New South Gateway Development
- Amenity Spaces
- Critical Mass of Commercial Development to create a total business central hub.

Mobility Recommendations

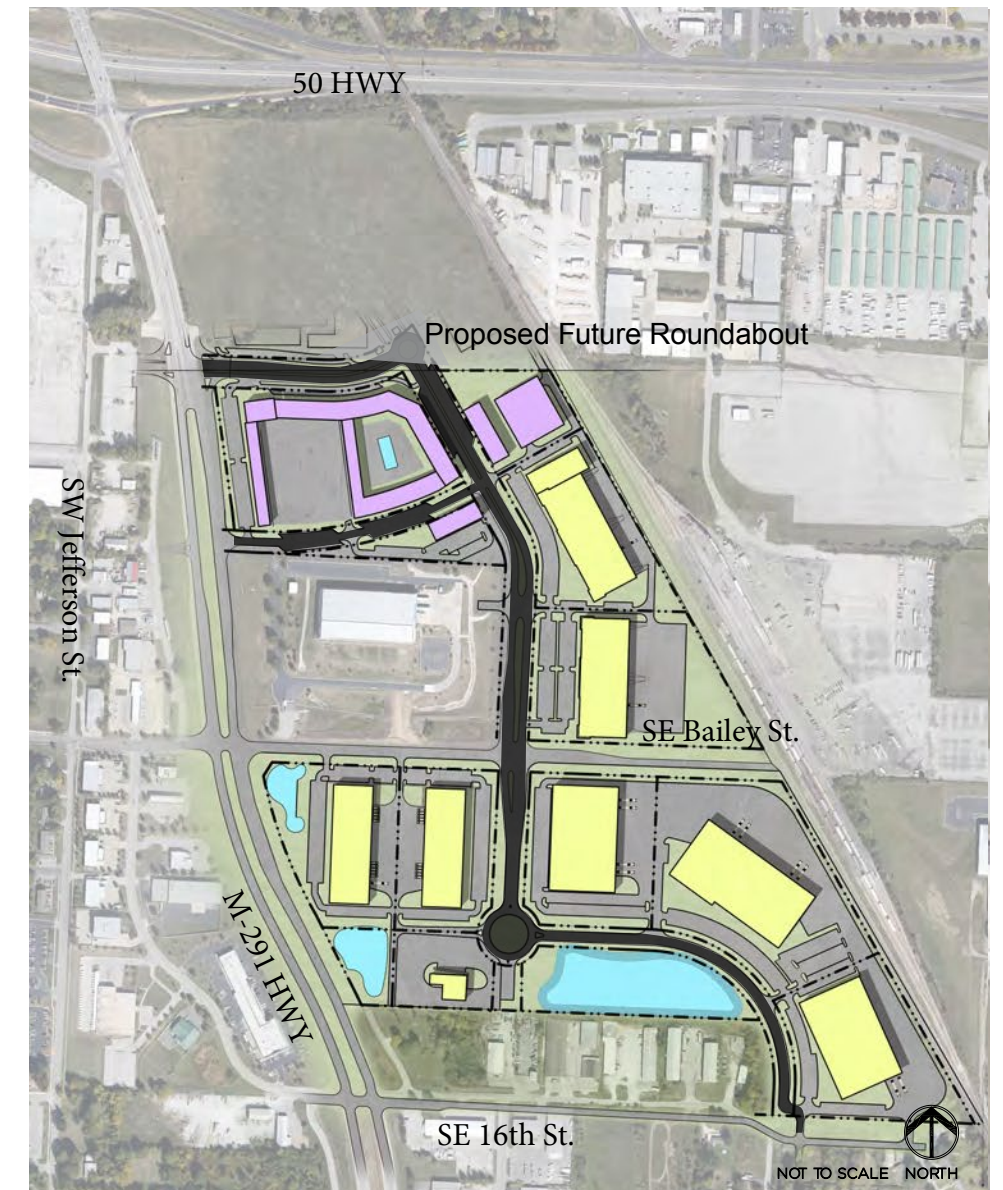
- Expand Organized Road Network – (require development connections)
- Expand Trail Network
- Create Community Event Spaces
- Construct Roadways to Support Development
- New fire station location and easy access to surrounding areas.



The Grove Existing Aerial - August 2016

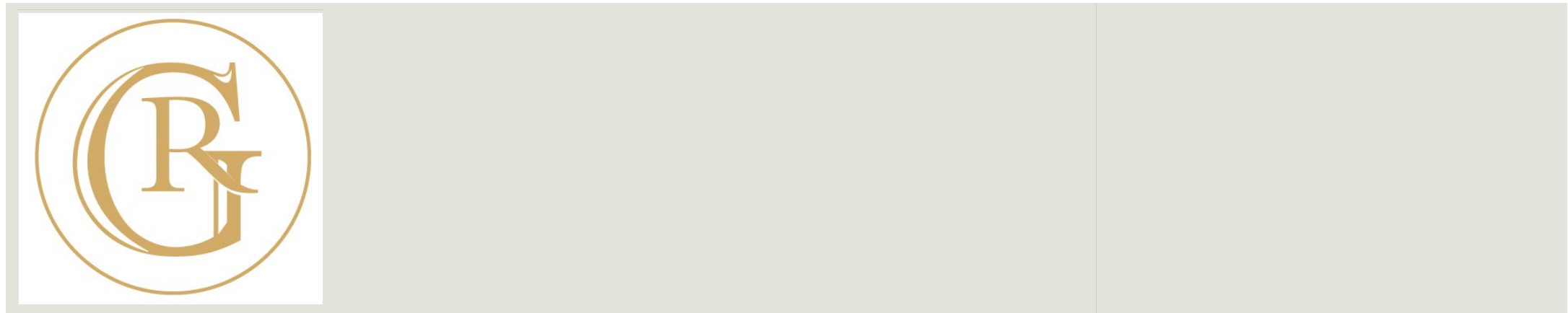


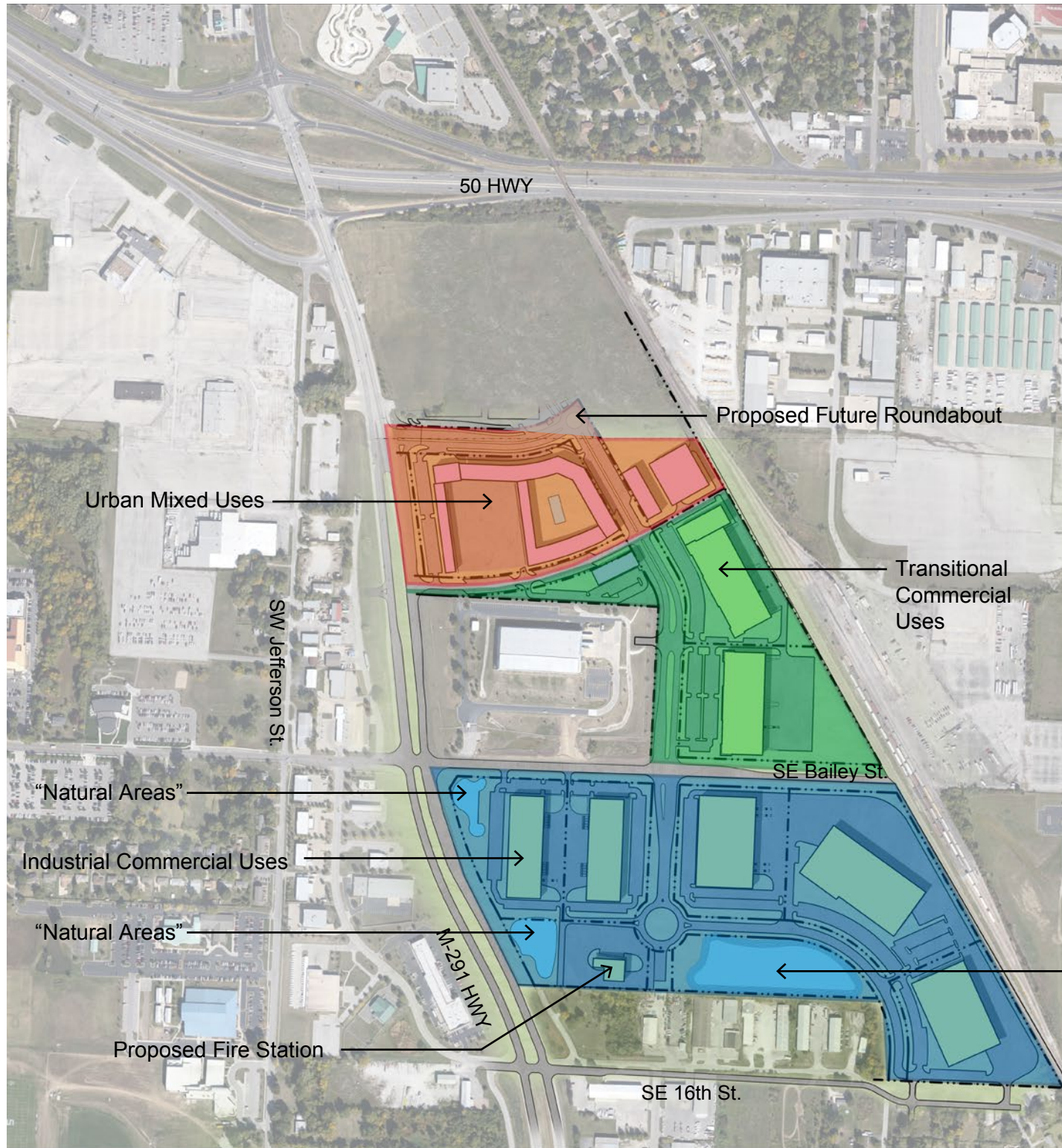
The Grove Proposed Site Plan - August 2016



The Grove Roadway Map - August 2016

The Grove Land Use Standards





The Grove Planned Mixed Use Development

The Grove Land Use

The land use plan map represents the desired mix and intensity of uses. However, uses are considered flexible. This plan is intended to be flexible to allow for some swapping of land uses provided the overall intent, mix and density of the land uses remain consistent with the original plan. It is also intended that the land uses will adjust based upon final public and private street alignments.

The following is a summary of each allowed land use:

Mixed Use

Buildings that include a combination of residential, retail, and office uses. Retail or service businesses are typically located on the first floor with office and residential dwelling units located on the upper floors. All buildings should include a residential component. Parking may be under-building, in an adjoining parking ramp, and/or shared surface parking in a common parking lot. Buildings should be located close to the street, 2 to 5 stories tall, have a high-level of exterior finish, utilize brick and/or stone, and include heavy architectural elements, canopies, overhangs, and patios or balconies. The design of the building should include variable roof and exterior wall planes and trim details that divide the mass of the buildings and add visual interest. Outdoor seating areas and pedestrian spaces should be included and negative elements such as loading docs, trash dumpsters, and utility meters should be located in inconspicuous areas and screened.



"Natural Areas"

Retail

Retail intended to be medium & smaller scale and in closer proximity to residential uses to provide a limited amount of daily & short trips serving the retail needs of the area. The intensity and type of allowed uses shall be limited for compatibility with adjoining residential areas. Site design characteristics shall take in consideration their potential impacts on the adjoining development.



Flex Commercial & Warehouse

Flex commercial or warehouse consists of businesses requiring office, showroom, retail spaces combined with required business needs of large warehouse and other work space needs as well as include commercial loading dock options. Flex commercial can be either a single user or be multiple tenant layouts. These commercial building types shall be of durable traditional materials and be architecturally designed to integrate into the fabric of the Grove business park overall design.



Office

Professional office uses consisting of single or multi-tenant buildings that are 1 or more stories tall. Site sizes can range from small single user building lots to large corporate campuses. Sites should be well landscaped and buildings should have a high level of exterior finish to promote a professional image.



Light Manufacturing

Light manufacturing generally consists of businesses requiring large warehouse and other work space areas for the manufacture of products and goods with commercial loading docks and outdoor areas for commercial uses such as loading, materials and product storage and specialty mechanical equipment with limited office spaces. These types of facilities are special and are designed to the needs of the tenant user and can vary greatly in size, configuration and usage. These commercial building types shall be of durable traditional materials and be architecturally designed to integrate into the fabric of the Grove Business Park overall design.



The Grove Mixed-Use

Off Street Parking Requirements

- 1 space per bedroom
- 1 space per 250 sq. ft. retail/office
- 1 space per room/hotel

Other Applicable Regulations

- Retail uses are typically on the first floor. Office and residential dwelling units are typically on the upper floors.

Bulk Regulations

- Front Yard Setback (required from all public/private street frontage) 0 ft min - 20 ft max.
- Side Yard Setbacks at 0 ft.
- Rear Yard Setbacks at 0 ft.
- Principle Structure minimum 2 stories, maximum height 5 stories.



General Permitted Principle Uses:

- Multi-family residential dwellings (apartments or condominiums).
- Retail businesses and service establishments such as:
- Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
- Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
- Hotels and Motels.
- Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Stand-alone restaurant and coffee shop buildings are prohibited. All restaurant uses must be contained within and part of a larger building. Outdoor seating areas may be permitted as part of the site plan approval process.
- Offices uses such as:
- Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
- Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

The Grove Retail

Off Street Parking Requirements

- 1 space per 250 sq. ft. retail/office minimum

Bulk Regulations

- Front Yard Setback (required from all public/private street frontage) 0 ft min to 20' Max
- Side Yard Setbacks at 0 ft.
- Rear Yard Setbacks at 0 ft.



General Permitted Principle Uses:

- Retail businesses and service establishments, contained within single tenant building
- Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
- Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
- Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
- Office uses such as:
- Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession
- Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

The Grove Office

Off Street Parking Requirements

- 1 space per 250-333 sq.ft. retail/office

Bulk Regulations

- Front Yard Setback (required from all public/private street frontage) 0 ft min to 20' max.
- Side Yard Setbacks at 0 ft.
- Rear Yard Setbacks at 0 ft.
- Principle Structure Maximum Height at 8 stories

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Office Uses Such as:
 - Business and professional offices such as the following: law, engineering, architecture, real estate, insurance, accounting, bookkeeping, finance, banking (including retail banks with drive-thrus), stock brokerage and uses of a like or similar nature.
 - The office of a doctor, dentist, osteopath, chiropractor, optometrist, chiroprapist, or similar profession.
 - Clinics or group medical centers, including dental clinics, but not including animal clinics or hospitals.
 - Hospitals, libraries, funeral homes, and mortuaries.
 - Office buildings serving the management, research, design, marketing, and production needs of the general business community.
 - Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.
 - The low-intensity commercial service uses, intended primarily to serve the occupants and patrons of The Grove shall be permitted within a building housing a use permitted above: office supply stores, computer and electronic equipment sales and service stores, drug stores, gift shops, restaurants and coffee shops (not including drive-thru restaurants and coffee shops), travel agencies, and uses of a similar nature.



The Grove Flex Commercial & Warehouse

Off Street Parking Requirements

- 4 spaces per 1,000 sq.ft. retail/office use
- 1 space per 1,000 sq.ft. warehouse use

Bulk Regulations

- Front Yard Setback (required from all public/private street frontage) 0 ft min to 20' max.
- Side Yard Setbacks at 0 ft.
- Rear Yard Setbacks at 0 ft.
- Principle Structure Maximum Height, no limit

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Office Uses Such as:
 - The low-intensity commercial service uses, intended primarily to serve the occupants and patrons of the Grove Office, shall be permitted within a building housing a use permitted above: office supply stores, computer and electronic equipment sales



The Grove Light Manufacturing

Off Street Parking Requirements

- 2.0-2.5 spaces per 1,000 sq.ft. of usable floor area or 1 per employee/visitor spaces

Bulk Regulations:

- Front Yard Setback (required from all public/private street frontage) 20' min.
- Side Yard Setbacks at 0 ft.
- Rear Yard Setbacks at 0 ft.
- Principle Structure Maximum Height, no limit



General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Light Manufacturing Uses Such as:
 - Businesses

Natural Areas and Open Space

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Public parks and non-commercial recreational uses
- Civic Uses
- Storm water control

General Permitted Accessory Uses:

(Refer to City Code for specific requirements.)

- Accessory uses customarily incidental to a permitted principle use.



General Site Planning & Circulation Guidelines



Building Siting & Orientation Standards

Mixed-Use Standards

1. Min/Max front yard setback lines to promote street presence.
2. Front entrances, stoops, and front porches encouraged along public street.
3. Useable front porch, patio and/or balcony required for residential units.
4. Useable outdoor pedestrian spaces encouraged.
5. Side yard setbacks and minimum building separations must address building code, roof overhangs, drainage and window openings.
6. Layout reviewed for preservation of solar access and views.
7. Shared parking area located to reduce visual impact.
8. Outdoor display must be limited and requires site plan approval.
9. Drive-thrus may be incorporated into rear or side of multi-tenant building

Flex Commercial & Warehouse Standards

1. Small professional and large corporate office buildings.
 - a. Minimum front yard setback lines to promote street presence
 - b. Useable outdoor space along street frontage encouraged.
 - c. Window and door opening along street frontage.
 - d. Side yard setbacks and minimum building separations must
2. Layout to accommodate truck traffic from customer
3. Layout reviewed for preservation of solar access and views.
4. Shared parking area located to reduce visual impact.
5. Create loading dock areas away from public street view.

Retail Standards

1. Windows and entrances along street frontage.
2. Useable outdoor pedestrian spaces encouraged.
3. Side yard and building separation setbacks must address building code, roof overhangs, drainage, and window openings.
4. Loading docks and rear of the building screened from public view.
5. Outdoor storage prohibited.
6. Outdoor display must be limited and requires site plan approval.

Light Manufacturing Standards

1. Small professional and large corporate office buildings.
 - a. Minimum front yard setback lines to promote street presence
 - b. Useable outdoor space along street frontage encouraged.
 - c. Window and door opening along street frontage.
 - d. Side yard setbacks and minimum building separations must
2. Layout to accommodate truck traffic from customer
3. Layout reviewed for preservation of solar access and views.
4. Shared parking area located to reduce visual impact.
5. Layout to screen outdoor storage, staging areas and specialty equipment

Office Standards

1. Small professional and large corporate office buildings.
 - a. Minimum front yard setback lines to promote street presence
 - b. Useable outdoor space along street frontage encouraged.
 - c. Window and door opening along street frontage.
 - d. Side yard setbacks and minimum building separations must address building code, roof overhangs, drainage and window openings.
2. Planned office and corporate campus
3. Layout reviewed for preservation of solar access and views.
4. Shared parking area located to reduce visual impact.



The Grove Proposed Site Plan - August 2016

Equipment Screening and Outdoor Displays and Sales

Outdoor Storage and Loading Docks

Outdoor storage of any products, materials, debris, garbage, carts or equipment of any kind is prohibited except as provided herein. All loading docks and areas shall be located behind the principal structures screened from view of all public and private streets and adjoining properties through a combination of screen walls, fences, and landscaping

Trash, Grease, and Recycling Containers

All trash, grease, and recycling containers and dumpsters must be fully contained within a building or otherwise confined within a walled permanent enclosure with opaque gates. Said enclosures must be either incorporated as part of or located behind the main structures in an inconspicuous area and be of sufficient height to completely screen from view the containers. The enclosure and gates must be of durable materials that match the finish materials of the primary structure. Wood or composite material fencing is not an acceptable enclosure material except for the enclosure doors or gates. Landscaping should be added around the enclosure to soften its visual impact.

These regulations do not apply to individual trash and recycling bins for single family detached residential and row house units that each have their own containers.

Back-up Power Generators, Ground-Mounted HVAC Equipment, Chillers, Solar Equipment, Towers, and Satellite Dishes

All back-up power generators and ground-mounted HVAC equipment, including chillers, must be fully screened from view of public and private streets and adjoining properties. Screening shall be accomplished by a combination of screen walls and landscaping. Said equipment should be located behind the principal structures in areas to minimize the noise impact on adjoining properties. All equipment must be designed, enclosed, and/or muffled to produce minimal noise and shall comply with the City's noise control regulations.

Any solar collectors or photovoltaic panels shall not be visible from any public street, must be incorporated into the roof structure of an approved principal structure, and shall protrude no further than four (4) inches from the roof surface.

Communications towers and wind turbines are prohibited within The Grove. Satellite dishes 24 inches in diameter and smaller should be located so not to be visible from a public or private street. All other satellite dishes must be completely screened from view.

Utility meters and exposed utility conduits, pipes, and cables

Utility meters shall be located within an enclosure or otherwise located in an inconspicuous area and screened from view with a combination of screen walls and landscaping. All utility conduits, pipes, cables, and roof access ladders shall be fully concealed within the structure.

Public and Private Utilities and Easements

When practical, all public utility easements should be located along the rear of properties and outside of any required buffer parks so not to limit the ability to plant and maintain landscaping, especially along the street frontage. Above ground utility boxes, transformers and equipment should also be located in the rear of properties and behind the principal structures to minimize their visual impact. When possible, transformers should be enclosed within the trash screen walls and landscaping, including ornamental grasses, should be planted around these structures - subject to any required safety clearances.



Acceptable examples of trash enclosures and screening

Drive-Thrus

Vehicle Drive-Thrus

The following section provides guidelines and site design requirements applicable to all vehicle drive-thru facilities and their associated vehicle stacking and parking areas throughout The Grove. These provisions will provide direction during the design, planning and application approval process to promote, properly assess and achieve appropriate forms of drive-thru development. Further, they will assist in regulating the layout, built form and appearance of drive-thru facilities as well as assist in mitigating any adverse impacts. The intent of these provisions is to promote:

- Compatible development that fits in well with the surrounding areas and minimizes impacts on adjacent uses.
- Functional and safe traffic, pedestrian and bicycle movement.
- Safe vehicle stacking lane and site access placement.
- Safe and accessible pedestrian connections to the building from both the public and private realms.
- A high quality pedestrian-supportive urban streetscape.

Guidelines

All drive-thru facilities must comply with the following guidelines:

- Drive-thru facilities shall not be permitted immediately adjacent to any single-family or multi-family rowhouse land uses.
- Drive-thru facilities adjacent to any residential land uses shall be set back a minimum distance of 80 feet from a residential property line to the nearest point of any stacking lane.
- Drive-thru facilities on site less than 10,000 square feet are discouraged.

- Drive-thru structures and components, where provided, shall be incorporated into the overall design of the building; window service and menus shall be screened from view of public streets and must be located on the sides or rear of the building. Stand-alone canopies and the like shall be prohibited.
- Double drive-thru lanes (side-by-side) shall be entered via a single lane that splits to provide access to both lanes. Exiting shall be by similar means whereby the two lanes must converge to provide a single lane width at the exit point.
- To the extent feasible, the stacking lanes should be linear and straight, with a minimum amount of curves and turning movements. Where appropriate, an escape lane should be provided.
- Stacking and queuing lanes shall not wrap around the building on more than two sides.
- Drive-thru lanes shall not be directly accessed from or exit onto any public street.
- The access point to the stacking lane of a drive-thru facility should be set as deeply as possible into the site and provide a minimum distance of 3 car lengths between the entrance to the stacking lane and the access point to the site from the main access drive.
- On-site circulation must be designed to minimize the conflicts between pedestrians and vehicles.
- Raised islands, decorative paving treatments, and soft landscaping or other forms of barriers to separate stacking lanes from main parking areas and driveways are required where possible.
- The stacking lane should be located to avoid blocking access to parking spaces and loading and service areas.

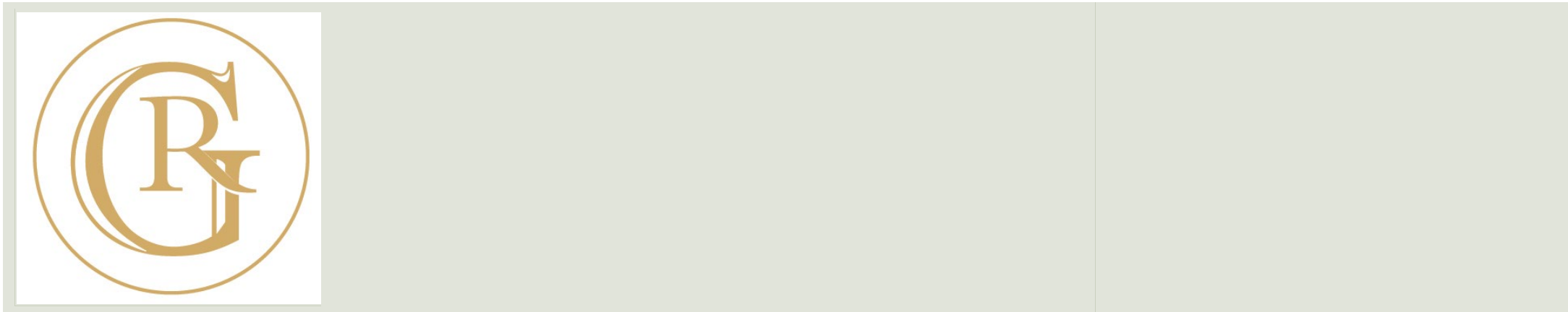


Acceptable example of drive-thrus



Acceptable example of drive-thrus

Architectural Standards



Architectural Standards

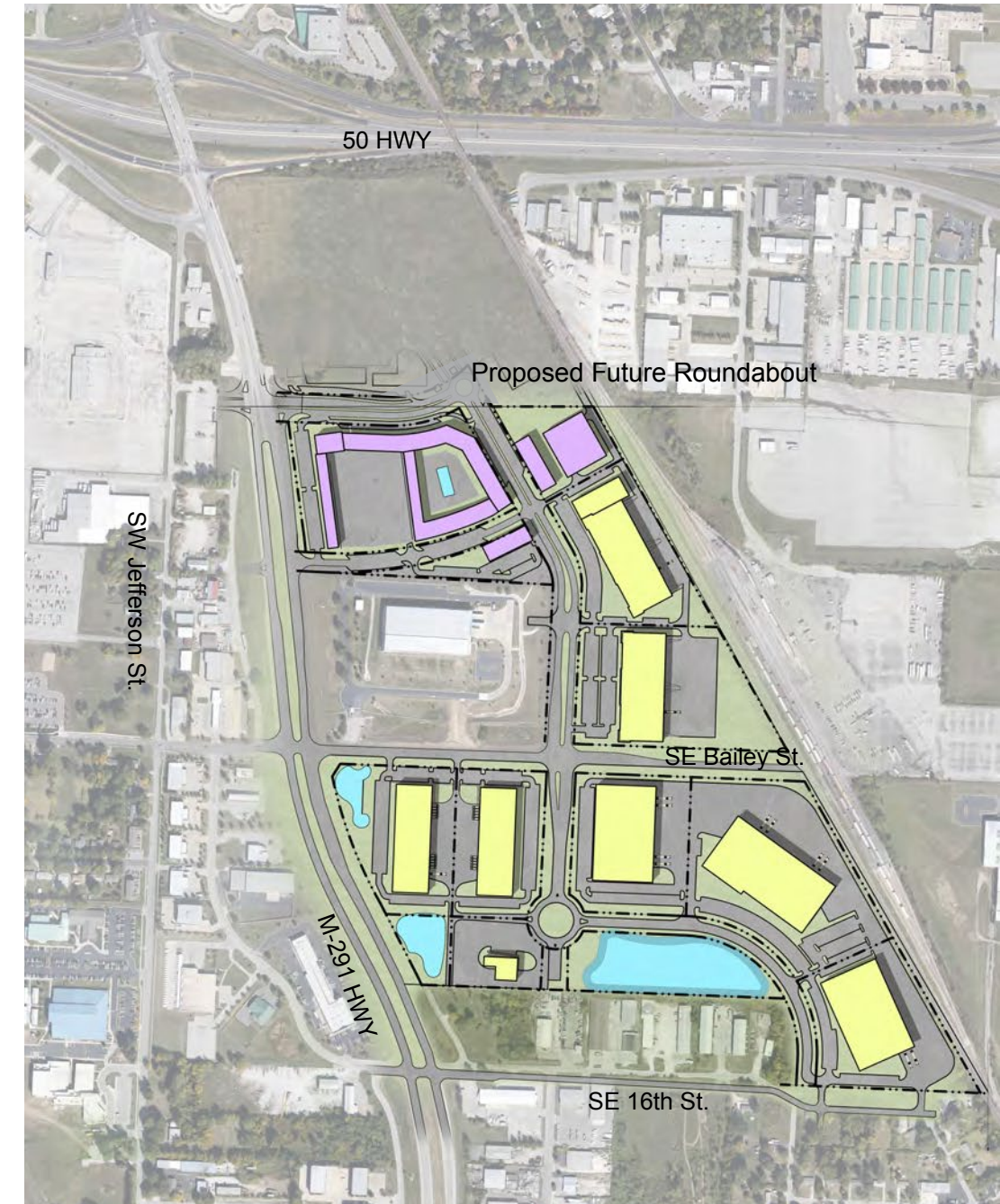
Summary

The primary purpose of the architectural design guidelines is to provide a framework to ensure the high quality of the buildings proposed for the development and their compatibility with the rest of the buildings and the overall development.

These guidelines are to guide the quality of the materials selected, the proportion of the building massing, the definition of architectural elements, and to encourage high design standards.

Accessibility

This document does not specifically address issues of accessibility or universal design as the local building codes and standards will dictate the requirements for any given type of development. However it is important that all projects consider the need for accessibility and universal design beyond that which is required by code. Exemplary projects within The Grove will consider the needs of all users and provide design solutions that provide every user with the same experience regardless of physical capability.



The Grove Proposed Site Development - August 2016

Mixed-Use

Description

The mixed-use building is a multi-tenant building that generally will include retail and commercial uses on the ground and/or second floors with multi-family residential above.

Major Elements

Building Entry

Thresholds at building entries shall match the grade of adjacent sidewalks, plaza areas, or paved walkways.

Primary entry door shall be facing the green space or the street.

Entryway may be covered by projection from the facade or recessed.

Sliding doors shall not be used in the primary entry.

Fenestration

Fenestration shall be provided via windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance

Balcony / Patio

Outdoor space should be provided - i.e. patios and/or balconies (shared or private) when facing green belt trails, or ponds.

Balcony shall be occupiable with a minimum of 3'-0" dimension in each direction.

Outdoor seating areas and pedestrian space shall be provided.

Awnings & Canopies

Canopy material shall be durable and UV stable.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Loading docks, trash dumpsters, utility meters, conduits and pipes, and the like should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building

Parking

Parking may be tuck-under, adjoining parking ramp, and/or shared surface parking in a common parking lot.

Tuck-under parking must be rear loaded and not disturb the primary street facing facade or continuity of storefronts.

On-street parking in mixed-use retail developments is encouraged.

Architectural Image & Character

Retail uses are typically on the first floor; other uses such as office and residential dwelling units are located on the upper floors.

The building design shall reflect current building technology and design. The building design shall 'honestly' express its material usage, construction methods, and programmatic function.

These characteristics shall be reflected on all sides of the building design and articulated in the language of its parts.

Building Mass & Roof Forms

Buildings shall be two (2) to five (5) stories in height.

Minimum floor to floor height shall be 14'0" at the first story.

Minimum finish floor height shall be 10'0" (all other levels).

The design of the buildings should include variable roof and exterior wall planes and finish details that divided the mass of the buildings and add visual interest.

Roof

Building entry may have a featured roof other than flat roof.

Building facades shall reflect the roof form.

Streetscape

Pedestrian Access

Entries to first story building space and common lobbies accessing upper story space shall open directly onto public sidewalks or publicly-accessible outdoor plazas where present, or shall be directly connected to sidewalks by a paved walkway.

For buildings occupied by multiple users: entrances to ground floor commercial spaces shall be located within the façade.

Entrances to upper story commercial space shall be through a street level lobby and/or interior corridors accessed from the street through a separate entrance.



Mixed-use Building

Example of a new mixed-use building showing multi-family residential units over ground floor retail. This building exhibits the desired quality and characteristics of The Grove.



Mixed-use Building

Example of a mixed-use building showing either residential units or commercial office over ground floor retail. This building type is an appropriate precedent for new development within The Grove.

Mixed-Use (continued)

Wall Articulations & Projections

Façade

Building facades shall be divided into vertical bays to modulate the building walls to a pedestrian scale.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Window glass shall be recessed from the façade a minimum of 2".

A minimum of 50% of the street level front (street facing) façade shall be fenestration.

A minimum of 30% of the upper levels front (street or greenway facing) façade shall be fenestration.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Details & Ornamentation

Building details shall be provided as functioning articulations of the façade and provide shadow line to enrich the façade composition.

Balconies can also help break down the scale of the building by articulating the frequency of units within - see Major Elements.

Awnings and Canopies

Where provided, awnings and canopies shall be well integrated into the facade, be of appropriate proportion, of a complimentary color, and follow the prevailing rhythm of building. Tenant signage incorporated into awnings or canopies will be reviewed on a case by case basis.

Color

Buildings should reflect the color scheme of The Grove:

The Canopies | Grey - Rich Tones - Bright Accents

The Shops at The Grove | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the front and back entry, outdoor spaces (balcony, patio), garage entry, drive way and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.



Wall Articulations & Projections

Building mass is divided into bays. Structural elements provide articulation in the facade to help define the individual bays. Fenestration patterns create a pleasing rhythm along the length of the facade.

Material & Color

Brick (Preferred: Modular 2 3/8")

Fiber Cement Siding

Stone

Rich and neutral colors mix to provide pleasing contrast between light and dark.

Building Massing

Floor to Floor Height 14'-0" Min.

Articulate base of the building and provide enough floor to ceiling height for retail tenants.

Building Entry

Retail units have individual entrances and are protected by building overhang.

Material & Color

Materials

Materials on all facades shall be of equal quality. The front facade material(s) shall be repeated on all facades.

Secondary material is required in cases with less than 50% fenestration to promote layered textures and richness that create dynamic buildings.

Materials shall be of durable and high quality material, including:

- Fire-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement
- Clear glass panels
- Clear glass
- Stucco

Restricted applications include (not allowed unless noted otherwise):

- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Asphalt shingles (except for premium grade laminate style)



Building Mass & Roof Forms

Long street wall in this mixed-use development demonstrates appropriate variation in building height, facade articulation and roof form.

Major Elements - Balcony / Patio

The balconies above the retail ground floor in this development are non-occupiable but may be deemed acceptable when coupled with French-opening doors and deemed compatible with the prevailing architectural style

Retail

Description

Neighborhood scale retail buildings are generally one and two story buildings providing services and/or goods for residents of The Grove.

Major Elements

Building Entry

Vestibule entries are encouraged to have a defining architectural feature (such as roof pitch or canopies).

Fenestration

A minimum of 30% of street facing facade shall be fenestration.

Maximize visual transparency along the street facing facade by locating building programs that will benefit from the transparency along the street facing facade.

Awnings & Canopies

Awnings and canopies are to be durable and UV stable material.

Awnings and canopies may project over the sidewalk with a minimum clear height of 10'-0"

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located behind the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Parking may be provided in a surface lot, underground structure, above ground mid-block structure, tuck under parking or a combination there of.

Architectural Image & Character

Retail's principal use is smaller scale retail development, in closer proximity to residential uses, to provide a limited amount of the daily, short trip, needs of adjoining residential area.

Franchise architecture should be adapted to meet the intent of the guideline.

Site design shall meet the goal and overall characteristics of The Grove being a vibrant pedestrian friendly destination.

Building Mass & Roof Forms

Roof

While flat roof may be the primary roof form in the retail (regional) district, a pitched roof used to reinforce the retailers branding may be allowed. It is also acceptable (encouraged) that vestibule entries have a defining architectural feature (such as roof pitch or canopies).

Streetscape

Pedestrian Access

Frontal approach sidewalk to main entry shall be no less than 10'-0" wide.

Side approach sidewalk, perpendicular to the main entry, shall be no less than 12'-0" feet wide, which may also include landscaping so long as the walkable surface of the sidewalk is no less than 6'-0" wide.

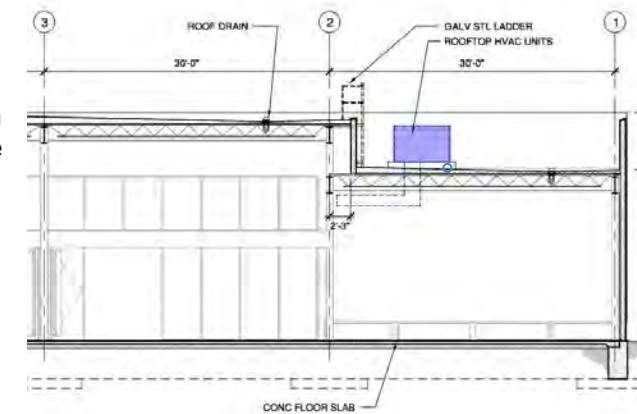
Wall Articulations & Projections

Locate activity generating and vibrant program along the perimeter and maximize visual transparency.

There shall be no blank, unarticulated walls exceeding a building bay. Further subdivision of bays is encouraged - e.g. horizontal, vertical datum lines. Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Facade(s) at building entry shall have no less than 75% transparent glass.



Roof
Flat roof

Canopy
Canopy is 8'-0" or taller above walkway

Pedestrian Facade
Main entrance located along the street facade

Transparent Entrance
Entry is transparent and invites customers into the business

Mechanical Equipment
Roof level equipment shall be integrated, not visible.

Mechanical Equipment

Roof level equipment shall be integrated, not visible.

Windows
Street facing facade has 30% or more windows.

Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Access
12'-0" or wider side approach walkway.

Retail (continued)

Building Materials and Colors

Materials Encouraged

- Architectural concrete panel (with or without thin brick treatment)
- Laminated wood (timber) and steel
- Architectural metal panel, fiber cement siding and panel (integral color, non-painted)
- Glazing - storefront, curtain wall, windows
- Stone
- Fired-clay brick with a veneer depth of at least 3"
- Stucco

Prohibited Materials

- Concrete block
- Non-architectural grade concrete
- Asphalt shingles (except for premium grade laminate style)

Lighting

Refer to Lighting Guidelines for additional requirements.
Utilize energy efficient light fixtures (LEED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop off canopy, outdoor spaces, parking entry and other walking surfaces.
Non-recessed types of light fixtures are to conform to the building design.
Lamps shall be of the same color temperatures.



Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Facade
Main entrance located along the street facade

Pedestrian Access
Frontal approach min. 10'-0"

Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Facade
Main entrance located along the street facade

Pedestrian Access
Side approach min. 12'-0"

Canopy
Canopy is 10'-0" or higher above walkway

Pedestrian Facade
Main entrance located along the street facade

Transparent Entrance
Entry has 75% or more transparent glass.

Canopy
Canopy is 10'-0" or higher above walkway

Canopy
Canopy is 10'-0" or higher above walkway

Windows
Street facing facade has 50% or more windows.

Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Facade
Main entrance located along the street facade

Office

Description

Professional office uses consisting of single or multi-tenant buildings.

Major Elements

Building Entry

There shall be a minimum of one primary entryway to each building or each ground level tenant space, on the street facing facade. Entry into each building shall not be solely through the garage or rear entry.

Entryway shall be connected to a vestibule and an interior lobby.

Entryway may be covered by soffit, awning or canopy.

If covered drop-off is provided, its design shall be incorporated into the overall building design.

Fenestration

Fenestration shall be provided via windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68% minimum).

Awnings & Canopies

Canopy material shall be of a durable and UV stable material.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Back of house elements such as loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Permanent parking shall be provided in a garage under the building, parking ramp, or surface parking lot.

Architectural Image & Character

Sites should be well landscaped and buildings should have a high level of exterior finish with brick and/or stone the primary element to a professional image.

Building Footprints, massing and Roof Form (including cornice elements, parapet wall and rooftop equipment).

Building Mass & Roof Forms

Massing

Site sizes can range from small single user building lots to large corporate campuses.

1 or more stories.

Roof

Buildings shall have flat roofs for the majority of the footprint.

Building entry may have a featured roof other than flat roof.

Building facades shall reflect the roof form.

Wall Articulations & Projections

Facade

Building facades shall be divided into vertical bays to articulate structural bay.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Windows shall be recessed from the façade for a minimum of 2".

A minimum of 50% of the street level front (street facing) façade shall be fenestration.

A minimum of 45% of the upper levels front (street facing) façade shall be fenestration.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Streetscape

Pedestrian Access

For buildings occupied by a single user: The main entrance to a lobby shall be located within the street facing facade.

For buildings occupied by multiple uses: Entrances to ground floor commercial spaces shall be located within the street facing facade.

Entrances to upper story commercial space shall be through a street lobby and/or interior corridors accessed from the street through a separate entrance.



Office (continued)

Material & Color

Materials

Materials shall be authentic. Avoid materials made to look like something else (e.g. avoid wood grain fiber cement panel, use smooth fiber cement panel instead). Materials on all facades shall be of equal quality. The primary material(s) shall be repeated on all facades.

Materials shall be of durable and high quality material, including:

- Fired-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement siding and panel (integral color, non-painted)
- Glass panels
- Clear glass
- Architectural concrete panel (with or without thin brick treatment)
- Architectural metal panel
- Stucco

Prohibited materials include:

- Vinyl, and fiberboard
- Concrete block
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Asphalt shingles

Color

Buildings should reflect the color scheme of The Grove:

The Canopies | Gray - Rich Tones - Bright Accents

The Grove Plaza | Natural Materials - Warm tones

The Shops at The Grove | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design. Lamps shall be of the same color temperature.



Flex Office and Warehouse

Description

Professional office uses consisting of single or multi-tenant buildings.

Major Elements

Building Entry

There shall be a minimum of one primary entryway to each building or each ground level tenant space, on the street facing facade. Entry into each building shall not be solely through the garage or rear entry.

Entryway shall be connected to a vestibule and an interior lobby.

Entryway may be covered by soffit, awning or canopy.

If covered drop-off is provided, its design shall be incorporated into the overall building design.

Fenestration

Fenestration shall be provided via windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68% minimum).

Awnings & Canopies

Canopy material shall be of a durable and UV stable material.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Back of house elements such as loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Permanent parking shall be provided in a garage under the building, parking ramp, or surface parking lot.

Architectural Image & Character

Sites should be well landscaped and buildings should have a high level of exterior finish with brick and/or stone the primary element to a professional image.

Building Footprints, massing and Roof Form (including cornice elements, parapet wall and rooftop equipment).

Building Mass & Roof Forms

Massing

Site sizes can range from small single user building lots to large corporate facilities.

1 or more stories.

Roof

Buildings shall have flat roofs for the majority of the footprint.

Building entry may have a featured roof other than flat roof.

Building facades shall reflect the roof form.

Wall Articulations & Projections

Facade

Building facades shall be divided into vertical bays to articulate structural bay.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Facade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Streetscape Diversity

Pedestrian Access

For buildings occupied by a single user: The main entrance to a lobby shall be located within the street facing facade.

For buildings occupied by multiple uses: Entrances to ground floor commercial spaces shall be located within the street facing facade.

Entrances to upper story commercial space shall be through a street lobby and/or interior corridors accessed from the street through a separate entrance.



Flex Office and Warehouse (continued)

Material & Color

Materials

Materials shall be authentic. Avoid materials made to look like something else (e.g. avoid wood grain fiber cement panel, use smooth fiber cement panel instead). Materials on all facades shall be of equal quality. The primary material(s) shall be repeated on all facades.

Materials shall be of durable and high quality material, including:

- Fired-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement siding and panel (integral color, non-painted)
- Glass panels
- Clear glass
- Architectural concrete panel (with or without thin brick treatment)
- Architectural metal panel
- Stucco
- Architectural Precast Panel
- Architectural Tilt Up Panel

Color

Buildings should reflect the color scheme of The Grove:

The Canopies | Gray - Rich Tones - Bright Accents

The Grove Plaza | Natural Materials - Warm tones

The Shops at The Grove | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design. Lamps shall be of the same color temperature.



Light Manufacturing

Description

Professional office uses consisting of single or multi-tenant buildings.

Major Elements

Building Entry

There shall be a minimum of one primary entryway to each building or each ground level tenant space, on the street facing facade. Entry into each building shall not be solely through the garage or rear entry.

Entryway shall be connected to a vestibule and an interior lobby.

Entryway may be covered by soffit, awning or canopy.

If covered drop-off is provided, its design shall be incorporated into the overall building design.

Fenestration

Fenestration shall be provided via windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Awnings & Canopies

Canopy material shall be of a durable and UV stable material.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Back of house elements such as loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Permanent parking shall be provided in a garage under the building, parking ramp, or surface parking lot.

Architectural Image & Character

Sites should be well landscaped and buildings should have a high level of exterior finish with brick and/or stone the primary element to a professional image.

Building Footprints, massing and Roof Form (including cornice elements, parapet wall and rooftop equipment).

Building Mass & Roof Forms

Massing

Site sizes can range from small single user building lots to large facility campuses.

1 or more stories.

Roof

Buildings shall have flat roofs for the majority of the footprint.

Building entry may have a featured roof other than flat roof.

Building facades shall reflect the roof form.

Wall Articulations & Projections

Facade

Building facades shall be divided into vertical bays to articulate structural bay.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Streetscape

Pedestrian Access

For buildings occupied by a single user: The main entrance to a lobby shall be located within the street facing facade.

For buildings occupied by multiple uses: Entrances to ground floor commercial spaces shall be located within the street facing facade.

Entrances to upper story commercial space shall be through a street lobby and/or interior corridors accessed from the street through a separate entrance.



Light Manufacturing (continued)

Material & Color

Materials

Materials shall be authentic. Avoid materials made to look like something else

- Fired-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement siding and panel (integral color, non-painted)
- Glass panels
- Clear glass
- Architectural concrete panel (with or without thin brick treatment)
- Architectural metal panel
- Stucco
- Architectural Precast Panel
- Architectural Tilt Up Panel

Color

Buildings should reflect the color scheme of The Grove:

The Canopies | Gray - Rich Tones - Bright Accents

The Grove Plaza | Natural Materials - Warm tones

The Shops at The Grove | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design. Lamps shall be of the same color temperature.



Lighting Guidelines



Lighting

Design Guidelines.

- A. Required Lamps - Generally, all lamps shall be LED, or others with similar qualities to conserve energy, reduce glare and provide for improved color correct vision. Lamps for roadway and parking fixtures shall maintain a color temperature range between 4,000 and 5,000 Kelvin. Lamps for pedestrian scale fixtures, including bollards and wall lighting, shall maintain a color temperature range between 3,500 and 4,000 Kelvin
- B. Required Exterior Lighting Fixtures - Generally, all exterior lighting fixtures shall be full cut-offs. No portion of the lamp, lens, or diffuser shall be visible from the side or top of any shield, or otherwise protrude from the bottom of the shield. No exterior lighting fixture shall emit light at or above a horizontal plane that runs through the lowest point of the shield.
- C. Commercial and Industrial
 - 1. Architectural and Decorative Lighting
 - a. Limited building-mounted lighting may be used to highlight specific architectural features or primary customer or building entrances. Floodlights are only permitted provided all light emitted is contained by the building or by an eave or protruding structure.
 - b. Lighting fixtures shall be located, aimed, and shielded to minimize the glare that is emitted on objects other than a building's façade or landscape walls.
 - c. Building-mounted neon lighting may only be used when the lighting is recessed, or contained inside a cap or architectural reveal.
 - d. An exterior lighting fixture that emits less than 1800 lumens shall not be required to be a full cut-off fixture, provided

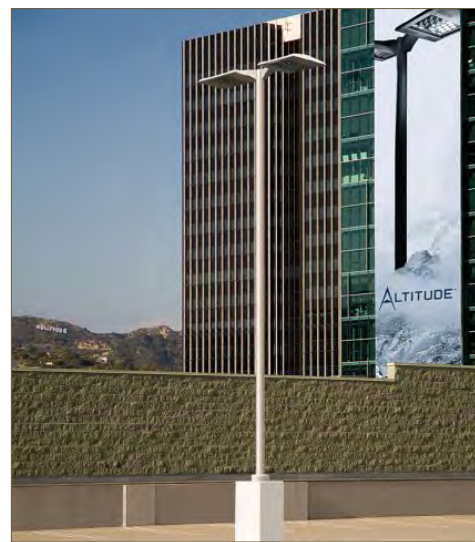
that the lamp itself creates no glare or has an opaque covering.

2. Street Lighting

- a. Private Street Lights: All private street light fixtures shall measure no more than thirty feet from grade to the top of the lighting fixture, and shall be a contemporary architectural style similar to and consistent with the fixtures as listed in the Fixture Schedule for The Grove. All private street lights must be reviewed and approved by the city council prior to installation. The use of lighting fixtures that direct light upward into the air is strictly prohibited. all lighting on public streets shall conform to the current City of Lee's Summit Standard Specifications.
- b. Public Street Lights: In order to provide a certain degree of uniformity within the Grove, public street lights located along all arterial and major collector roadways, shall utilize the same lights as specified and installed along Decker Parkway



Roadway and Parking Fixture



Pedestrian Fixture: Architectural Area Lighting



Pedestrian Fixture: Lumec

3. Site and Parking Lot Lighting
 - a. The mounting height for lighting fixtures shall not exceed thirty feet from grade to the top of the lighting fixture.
 - b. The maximum average maintained foot-candles for a parking lot lighting fixture shall be three foot-candles. The maximum lighting level for a parking lot lighting fixture shall be ten foot-candles.
 - c. The maximum horizontal foot-candle measurement at any property line shall be two foot-candles. The maximum maintained vertical foot-candle at an adjoining property line shall be two foot-candles, as measured at five feet above grade.
4. Canopy Lighting
 - a. The average maintained foot-candles under a canopy shall be thirty-five (35) foot-candles. Areas outside the canopy shall be regulated by the guidelines and standards outlined above. Permissible fixtures for canopy lighting include:
 - i. Recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of the canopy.
 - ii. Indirect lighting where light is emitted upward and then reflected down from the underside of the canopy. Such fixtures shall be shielded to ensure that no light is emitted at or above a horizontal plane that runs through the lowest point of the canopy.

5. Pedestrian Walkway Lighting.
 - a. Pedestrian walkways shall be lit by pedestrian-level, bollard-type lighting (4 ft. height max.), pole lighting (14 ft. height max.), or other low, glare-controlled fixtures that are mounted on building or landscape walls.
 - b. Pedestrian walkways may be located such that their proximity to street lighting fixtures provides illumination in lieu of walkway fixtures. An average illuminance of one foot-candle shall be maintained with the minimum allowable illuminance being half a foot-candle.
6. Landscape Accent Lighting
 - a. Low level, ground mounted landscape lighting fixtures should be placed a minimum of twelve feet from the back of curb line of a travel way.
 - b. Lighting fixtures shall be located, aimed, and shielded to minimize the glare that is emitted on objects

Map 91-2

Application	Fixture	Mounting Height	Pole	Color	Color Temperature Range
Roadway	Kim 'Altitude'	Private: 30' Max	Round, Tapered	RAL 7043	4,000 - 5,000 Kelvin
		Public: As determined by photometric plan			
Parking	Kim 'Altitude'	30' Max	Round, Tapered	RAL 7043	4,000 - 5,000 Kelvin
Pedestrian	Luminis 'Eclipse'	14' Max	Round, Tapered	RAL 7043	3,500 - 4,000 Kelvin
Pedestrian Bollard	Lumec 'SoleCity'	4' Max.	N/A	RAL 7043	3,500 - 4,000 Kelvin

Figure 91-1: The Grove Overlay District Lighting Fixture Schedule

Landscape Standards



Open Space, Landscape, and Buffer Regulations

Purpose and Scope

- A. The purpose of this chapter is to establish a minimum standard for the preservation, installation, and maintenance of landscape plantings and landscape open space in all residential, office, and commercial properties, to utilize landscaping and landscaping open space as: an effective means of energy conservation, to preserve open space, to improve property values, to maintain the aesthetic quality of the City. Thereby promoting the health and general welfare of the City.

Landscaping Regulations

- A. The following standards shall apply to all districts and required landscape plantings. (individual districts may have additional standards).
1. All landscape installations shall expand upon the character established within the Grove Greenway system. When possible open spaces shall be placed adjacent to larger green spaces.
 2. Interference with site drainage: Landscape elements / plantings shall not be placed where they interfere with site drainage patterns.
 3. Plantings shown on approved site plan: Landscape plantings shall not be placed in any public utility easement unless specifically permitted on the approved site plan.
 4. Interference with Public Utilities: Plantings shall not be placed where they may interfere with maintenance of sanitary and storm structures, fire hydrants, water valves, or any other public utility.
 6. Vision Clearance Triangle: vision clearance triangle shall be maintained at all times.
 7. Existing Landscaping Identified and Protected: All existing landscaping which is not to be removed pursuant to the grading, landscape, or site plan; shall be clearly identified and prior to the issuance of a grading permit, shall be protected by fencing located around the drip line of the tree.

Plant Locations:

- a. Minimum clearance shall be maintained from all fire hydrants and building fire sprinkler connections as specified by fire department regulations.
- b. No Landscaping shall be planted within or otherwise allowed to grow into a vision clearance zone as specified herein these regulations, or otherwise cause a visibility safety hazard for pedestrian or vehicular traffic as may be determined by the City.

Off-Street Parking Areas

- A. All of the following requirements shall apply to off street parking areas except for single family attached and detached parking in driveways as follows:
1. All parking lot islands shall have a minimum of 1 overstory tree within them. The entire landscaped island area shall be covered with plant materials, lawn, or mulches.
 2. Parking lots that propose green infrastructure, which requires an adjusted plant palette, must be coordinated with the City. These are encouraged, but not at the expense of eliminating all shade.
 3. All rows of parking shall be terminated with a landscaped island. Said island shall be no less than eight (8') feet in width and seventeen (17') feet for a single row of parking or thirty-four (34') feet in length for a double row of parking.
 4. There shall be provided within each row of parking spaces, landscaped islands with a minimum width of nine (9') feet width and seventeen (17') or thirty-four (34') in length (measured from back-of-curb to back-of-curb), depending upon single or double rows of parking, located so as to prevent more than fifteen (15) vehicles from being parked side by side in an abutting configuration.
 5. The setback between the parking area and the public R.O.W. shall be landscaped with a minimum of two (2) overstory deciduous trees and eight (8) shrubs per fifty (50') linear feet of frontage. The frontage calculation shall be exclusive of the driveways. The plantings should be planted in clusters to create a natural feel to the plantings. In certain instances individual, more 'typical' street tree configurations will be considered. This requirement shall not be included in the minimum number of trees required for the site and is in addition to the required minimum.

Street Tree Requirements

- A. In that the City of Lee's Summit desires to create a uniform feel and substantial tree canopy in The Grove, this street tree requirement applies to all zoning districts and is in addition to all other planting requirements. Properties that have frontage along public street rights-of-way that are classified as arterial, major collector, and minor collector roadways shall comply with the following:
1. Minimum size: The minimum sizes for street tree plantings shall be deciduous overstory trees at a minimum of twelve (12) ft. tall.
 2. Planting Standards:
 - a. For the purpose of these regulations, "parking" shall mean that portion of the public right-of-way between the existing or proposed street curb line or paving edge and the street side of a public sidewalk or sidewalk line.
 - b. No tree shall be planted in any parking island less than eight (8) feet in width.

- c. No tree shall be planted closer than four feet six inches (4'-6") to the edge of a fire hydrant or closer than ten (10) feet to the edge of any driveway, measured from the center of such tree. No tree shall be planted closer than the width of its average mature spread to a light standard or transmission pole, measured from the center of such light standard or transmission pole and the center of such tree.
- d. Minimum quantity: The minimum number of street tree plantings shall be as follows:
 - a. All non-residential districts: One (1) tree for every 40 lineal feet of frontage along a public street as defined in paragraph VIII. A, exclusive of access drives.
4. Spacing: It is not required that street trees be evenly spaced at 40 foot centers. That is merely used to calculate necessary quantities. If the area allows, trees may be planted in more informal groupings which can result in more effective screening and visibility of business fronts.
5. Street and driveway intersection vision clear zones:
 - a. All street tree plantings shall comply with the traffic and pedestrian intersection vision clear zones as provided for on page 48, herein these guidelines.

Disclaimers:

- All Mixed Use, General Commercial, and retail will be required to meet the parking island regulations regardless of the open space percentage indicated.
- Pedestrian areas will be required to have a high level of finish including, benches, concrete pavers, decorative light fixtures, plantings, artwork, etc.
- Required outdoor spaces must be connected to the greenway system via walkway and/or integral to the design of the development.

Signage Guidelines



On-Site Private Signage

Community Boundary Markers

These signs are typically located within the public street right-of-way and include no individual tenant names or logos. They are intended only to identify the boundaries and key intersections of The Grove. The specific location, size, and design of these signs will be determined prior to installation.

- Gateway Signs - see image 1
- Primary Intersection Signage - see image 2

Note: The conceptual signage shown was developed as part of the Grove Master plan process and does not represent the final signage design.

image 1

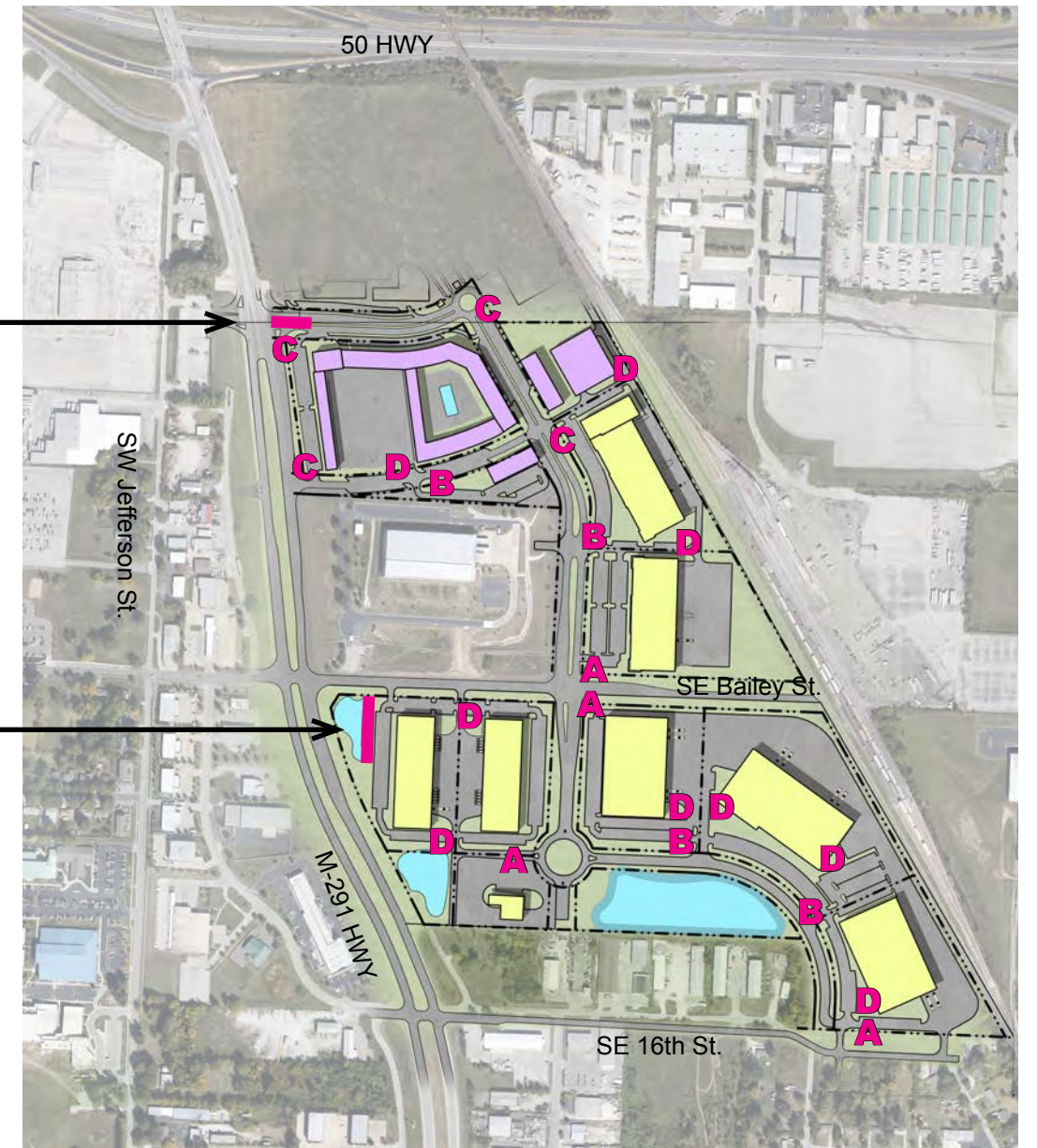


image 2

Monument Signage

Single & Multi Tenant Monument Signs

Monument signage in planned commercial development with at least three (3) tenants, and over eighteen thousand (18,000) square feet of gross building square footage is intended to provide primary development identification within a planned commercial unit. Additionally, such signage may provide advertisement to tenants of the development. In lieu of any other permitted monument sign, a multiple tenant sign shall be allowed on lots or tracts under single ownership, management or control, provided the following conditions are met:

A. Number of Signs.

Each business shall be allowed one sign per business facade with a maximum of two with corner location or locations with both internal site and public street frontage. No more than one per facade for all allowable signage including window signage, canopy signage and all wall signage. subject to specific requirements based on Tenant's space size defined herein.

B. Setback Requirement

10' from property line or not obstructing the intersection's view cone.

C. Sign Area

See illustrations below.

D. Sign Size

See illustrations below.

E. Sign Bases

Should be made of stacked stone with a minimum height of 36"

Note: all signs

Individual illuminated push-thru plexiglass letters with colored face in either white or black

Interior Directional Signs

A. Number of Signs.

Two freestanding parking lot directional signs shall be permitted per parking lot and shall be centrally located in landscaped islands or medians.

B. Setback Requirement

10' from property line or not obstructing the intersection's view cone.

C. Sign Area

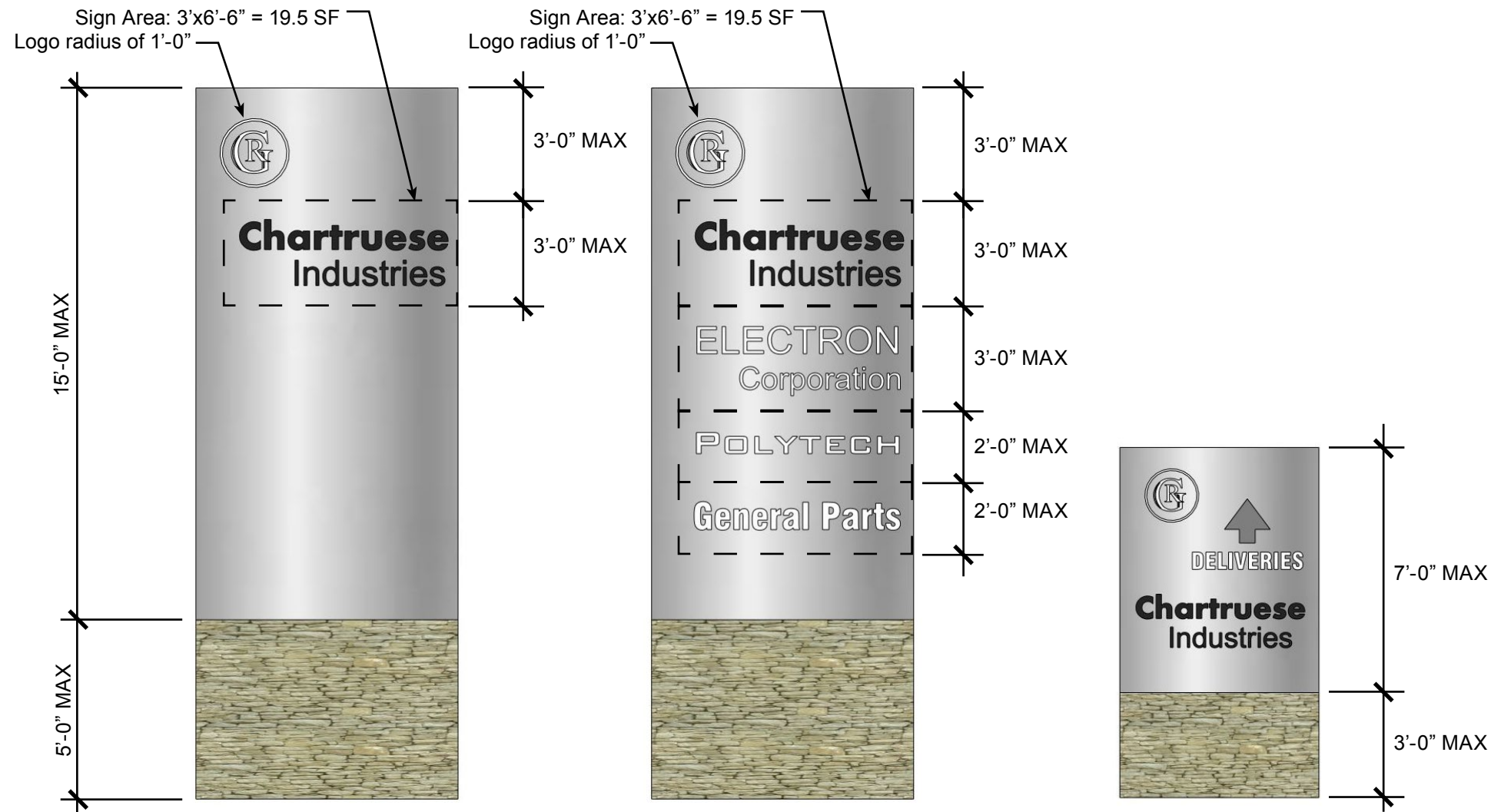
See illustration below.

D. Sign Size

See illustration below.

E. Sign Bases

Should be made of stacked stone with a minimum height of 36"



A. Monument Signage

B. Single Tenant Directional Signage

C. Multi Tenant Directional Signage

D. Interior Directional Signage

Wall Signs

A. Individual Commercial and Office Buildings:

1. Up to 3 identification facade signs may be utilized, 1 per facade, on facades that are architecturally finished to a degree similar to that of the building front. Facade signs shall not be placed on building sides or rears that are directly adjacent to and face residential areas.
2. Each sign may be no larger than 5 percent of the total area of the facade upon which it is placed. Average letter height shall not exceed 1/8 of the height, and logos shall not exceed 1/4 of the height of the facade upon which they are placed. A letter size of 18 inches is permitted regardless of building height and no letter or logo may exceed a total height of 6 feet.

B. Shopping Centers and Other Individual Entrance Buildings: Each tenant in a shopping center or other multi-tenant, individual entrance building may utilize 1 identification facade sign on its entrance facade. A second identification facade sign may be utilized by corner or end tenants.

1. Each sign may be no larger than 5 percent of the total area of the facade upon which it is placed, except that on facades of a total area of under 500 square feet, regardless of size, each tenant with its own entrance may utilize a maximum sign area of 25 square feet.
2. No sign may exceed 80 percent of the total width of the tenant facade. Average letter height shall not exceed 1/8 of the height, and logos shall not exceed 1/4 of the height of the facade upon which they are placed. A minimum letter size of 18 inches is permitted regardless of building height, and no letter or logo may exceed a total height of 6 feet.

C. General Requirements

1. The front of said building shall be that wall contains the main entry. If the front of a building faces away from the street frontage, a wall sign may be erected on the rear or sidewall of said building at the same rate as allowed above. At no time shall more than two walls be used to compute allowable signage.
2. Number of signs allowed as listed above will be allowed per business with a maximum of one sign per wall. However, a blade sign and wall sign may be located on the same wall. Sign size will be limited by the regulations above.
3. No sign shall project out from the building more than eighteen (18) inches.
4. No sign shall project above the uppermost roofline or parapet of a building where one exists.
5. If a building houses more than one business, then more than one sign may be erected, provided the total size of all signs is still within the requirements set forth above.
6. Convenience Stores: In addition to the regulations stated above, one sign on a canopy in a convenience store or gasoline pump use may be permitted. Said sign shall be 10 percent of the canopy facade per city ordinance and the sign on the canopy will be allowed only in lieu of the same side of the building sign of the canopy to a maximum sign area. Said sign shall be confined to the actual dimensions of the canopy.
7. Building identification signs shall be of metal material on opaque wall, translucent material on opaque wall, or vinyl letters applied to transparent glass surface. Painted signs are not allowed.

Window Signs

- A. Multi-Tenant Building: Signs, graphics, logos, lettering, or similar treatments shall be allowed on the inside, or outside, of window glass provided that they cover no more than thirty (30) percent of the area and not exceed 20% of the overall window area of any window and are not separately illuminated.
- B. Single Tenant Building: Signs, graphics, logos, lettering, or similar treatments shall be allowed on the inside, or outside, of window glass provided that they cover no more than twenty (20) percent of the gross glass area on any one side of the building and they are not separately illuminated.
- C. Signs permanently affixed to the external side of windows shall be a medium or premium grade vinyl, digital image using solvent coloring; or other similar type material and shall be maintained in good order.
- D. Illuminated window signs: One illuminated window sign may be permitted for each business based upon the following:
 1. The sign shall be illuminated only during business hours.
 2. The sign shall be located on the interior side of the window.
 3. The sign shall meet safety requirements by having a backing and self-contained transformers. All components shall be UL approved.
 4. Text, logos and color are not restricted.
 5. The sign shall not flash.

Awning Signs

- A. Canopies and awnings may contain signage provided the following requirements are met:
 1. If signage is parallel to the building façade, its area shall be deducted from the maximum allowable area of fascia/wall signs.
 2. If at right angles, it shall substitute for all other projecting signs.

3. Sign materials will not be limited; however, signage should be professional in appearance and should fit in with the building and surroundings in the area. Awnings signs shall be limited to four (4) square feet.

Blade Signs

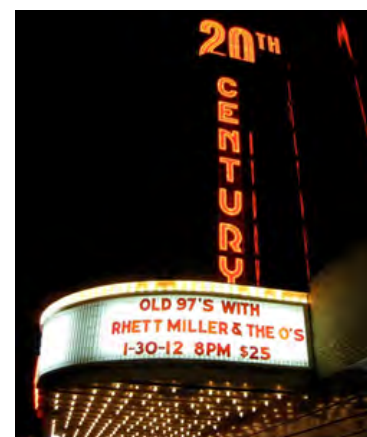
- A. One (1) blade sign shall be allowed per establishment.
- B. Blade signs must not exceed four (4) square feet. The maximum projection beyond the face of the building will be two (2) feet six (6) inches.
- C. Blade signs may be one fixed piece, or a combination of arm and sign face.
- D. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed twelve (12) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
- E. The presence of a projecting sign as described in paragraph c.vi. shall preclude the use of a blade sign.



Blade Signage



Blade Signage



Marquee Signage Example



Awning Signage



Example of acceptable window signage

Building Addresses and Hours of Operation

- A. Building addresses shall comply with the edition of the International Codes (I-CODES) as currently adopted by reference in the City of Lee's Summit Municipal Code.
 - 1. Exceptions:
 - a. Color of numbers may deviate from black or white for just cause when approved by the code official.
- B. Hours of operation may be displayed as letters applied directly to store windows and doors, and shall not exceed one (1) square feet. Seasonal variations to hours of operation may be displayed on temporary window signs for the duration of the change. No flashing neon signs are allowed.

Flags and Banners

- A. The following flags are permitted: flags of the United States, the State of Missouri, the City of Lee's Summit, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such flags are flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes.
- B. All other Banners should refer to city ordinance.

Temporary Signs

The purpose of this section is to allow temporary signage for specified land uses and events of a limited duration.

- A. Project Identification Signs, provided such signs do not exceed fifty (50) square feet in area referring to the construction, lease, hire, or sale of a building, premises, or subdivision lots; which sign shall refer to property on which the sign is located.
 - 1. Such signs shall be limited to two (2) signs for each plat listed in any residential district. Such signs shall be limited to one sign for each lot listed in any commercial or industrial district.
 - 2. The minimum setback required of such sign shall be five (5) feet from the property line.
 - 3. Such sign shall be removed as soon as the premises are sold or leased or construction has been completed.
- B. Business Advertising, Opening and Closing. Banners, not exceeding 32 square feet, A-Frame signs, balloons, posters and signs advertising an opening or closing of business subject to approval by the administrative official.
 - 1. Such signs may only remain in place for four (4) weeks and no more than one time per year per opening or closing.
 - 2. The minimum setback required is five feet from the property line.
- C. Business and Public Advertising, Special Events. Banners, not exceeding 32 square feet, A-Frame signs, balloons, posters and signs advertising a special event subject to approval by the administrative official.
 - 1. Such signs may only remain in place for two (2) weeks and no more than four (4) times per year. Such signs events shall be permitted to be consecutive.
 - 2. The minimum setback required is five feet from the property line.
- D. Bag Signs. Such signs shall be permitted for businesses wishing to cover existing signage until the replacement sign is manufactured. Bag signs shall be made of a canvas or cloth material and may be displayed for a period no longer than forty five (45) days.

Signage Lighting

- A. Monument signs may: 1) incorporate surface mounted lettering and graphics that are lit by lighting components applied to the back side thus creating a halo effect; 2) incorporate punch-through translucent lettering and graphics that are lit by components mounted internal to the sign body; 3) utilize ground mounted directional lighting with glare controlled fixtures located, aimed, and shielded to minimize the glare that is emitted on objects other than the sign face, and no glare shall be created for any adjacent vehicular traffic.
- B. Directional signs may: 1) incorporate punch-through translucent lettering and graphics that are lit by components mounted internal to the sign body; 2) utilize ground mounted directional lighting with glare controlled fixtures located, aimed, and shielded to minimize the glare that is emitted on objects other than the sign face, and no glare shall be created for any adjacent vehicular traffic.
- C. Wall mounted signs may: 1) incorporate surface mounted lettering and graphics that are lit by lighting components applied to the back side thus creating a halo effect; 2) incorporate surface mounted, translucent lettering and graphics that are lit by lighting components that are internal to the letters; 3) be lit by recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of a canopy that meets a building wall above the wall sign.
- D. Projecting signs and blade signs may: 1) incorporate surface mounted lettering and graphics that are lit by lighting components applied to the back side thus creating a halo effect; 2) incorporate punch-through translucent lettering and graphics that are lit by components mounted internal to the sign body; 3) be lit by recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of a canopy that meets a building wall above the projecting or blade sign.