



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-317
File Name	SIGN APPLICATION – Do Drop Inn
Applicant	Fossil Forge
Property Address	319 SE Main Street
Planning Commission Date	December 11, 2025
Heard by	Planning Commission
Analyst	Pierce Pulliam, 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

Do Drop Inn Sign Plan, uploaded November 24, 2025 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge; applicant
Applicant's Representative	Dave Eames
Property Owner / Project Developer	Rayne Property Investments LLC
Location of Property	319 SE Main Street
Size of Property	6,396.01 sq. ft. (.15 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Activity Center Downtown
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration for approval of a sign application.

Current Land Use
The current land use on the subject property is a vacant existing commercial space. The current property owners are in the processes of renovating the space in order to open a new tavern.

Description of Applicant's Request
The request is for Planning Commission approval of one (1) oversized projecting sign. The sign is proposed to project towards SE Main Street to provide visibility to pedestrians and traffic. The sign would exceed the maximum allowable size standard for the CBD district.

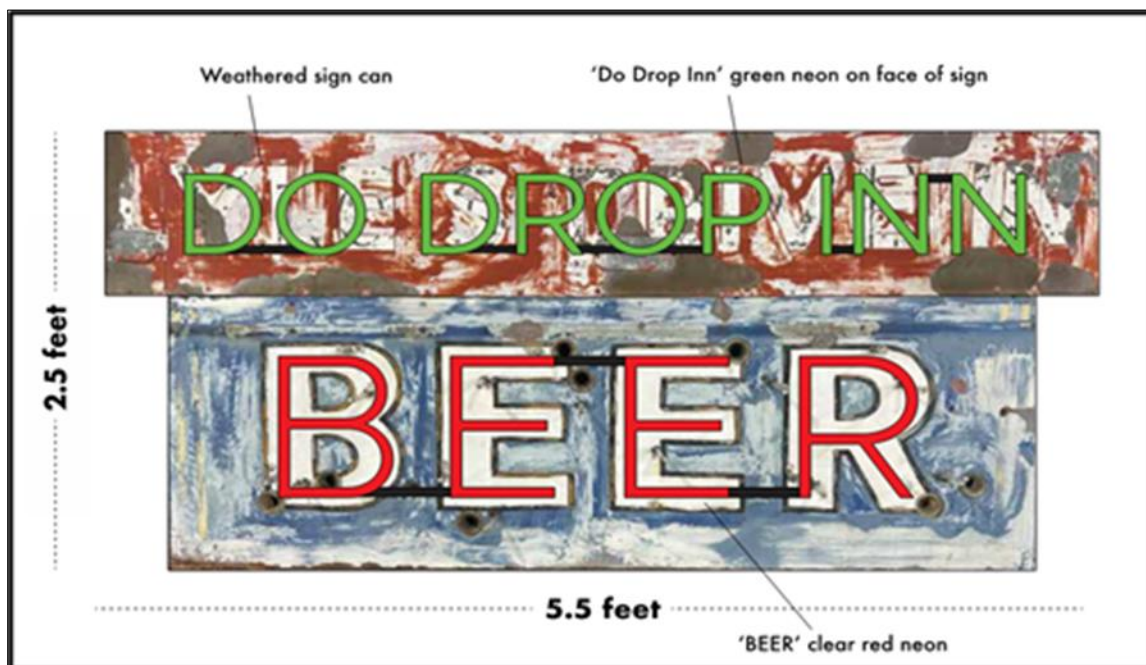
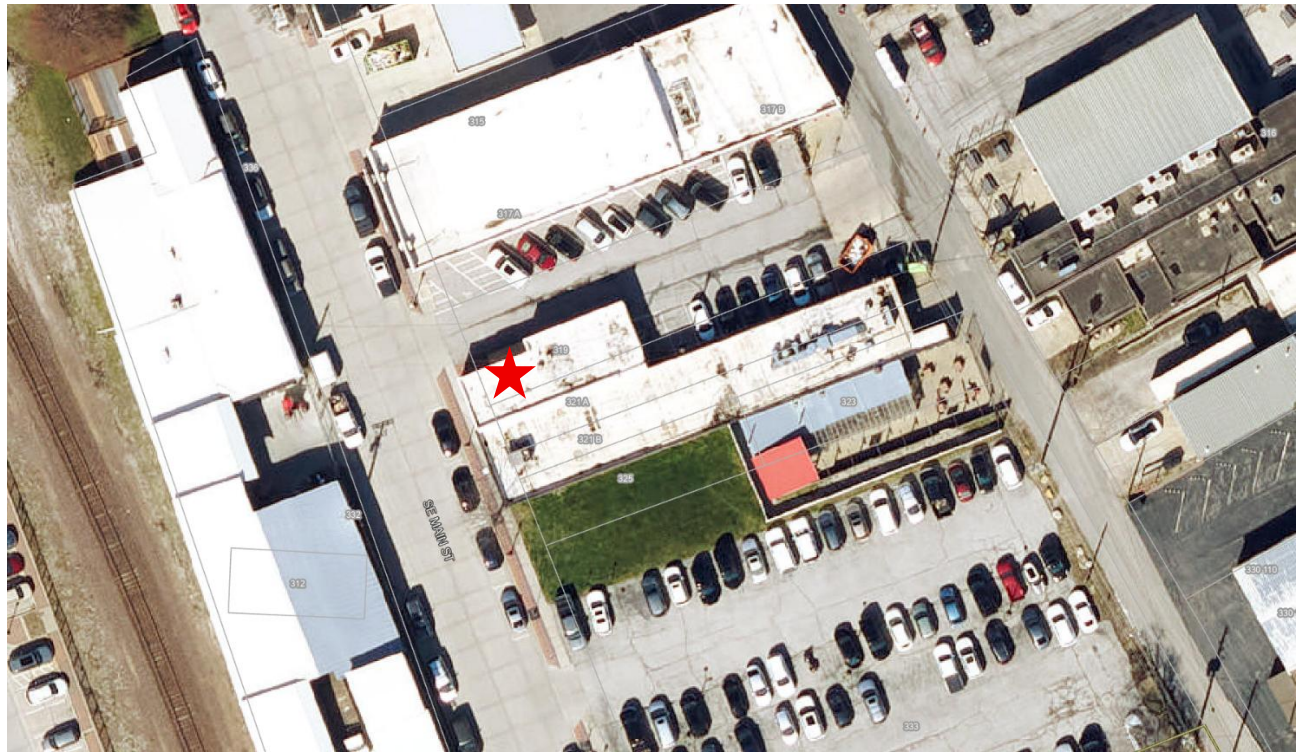


Figure 1. -Proposed Sign

2. Land Use

Description and Character of Surrounding Area

The subject property is in the Historic Lee's Summit Downtown and lays approximately 232' south of the intersection of SW 3rd Street and SE Main Street. The property is surrounded by various offices and business uses commonly found in the central business districts.



Adjacent Land Uses and Zoning

North:	Fossil Forge and various office use/ CBD (Planned Central Business District)
South:	Stuey McBrew's / CBD
East:	Parking Lot, Alley / CBD
West:	Owen Lumber Company/ CBD

Site Characteristics

The subject property is in a brick store front constructed in 1961. Parking for the site is provided by a mix of street public parking and private parking lots.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

UDO Standards (CBD)

	Sign type	Letter Height	Maximum Sign Area	Number of Signs	Illumination
UDO Standards (CBD)	Attached: -Applique -Awning -Canopy -Over Canopy -Projecting -Under Canopy -Wall	2' (24") max.	6 sq. ft. for projecting, over or under canopy	2 attached signs per tenant	External indirect Halo Exposed Neon (not for the purpose of internal illumination)
Proposed Sign	Projecting	--	13.75 sq. ft.	1	Exposed Neon

4. Unified Development Ordinance (UDO)

Section	Description
9.150, 9.160, 9.210, 9.260	Signs

Unified Development Ordinance

The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.
- July 26, 2022 – Staff administratively approved a demolition permit (Appl.2022-3483) for the property at 319 SE Main St.
- May 15, 2025 – Staff administratively approved a building permit, and constructions plans (Appl. 2024-213) for a tenant finish to renovate the existing space as a small tavern.

Compatibility

The request for a larger projecting signage is not out of place for signs in the Central Business District and is consistent with previously approved oversized projecting signs.

Previously Approved Oversized Projecting Signs

Location	Approved Size	Application Number
Stuey McBrew's 321 SE Main St.	11.5 sq. ft.	PL2020-163
New Axiom Brewing Company 949 NE Columbus St	18 sq. ft.	PL2018-120
Dayton Hotel 9 SE 3rd St	10.5 sq. ft.	PL2017-231
The Aspen Room at the Stanley 308 SE Douglas St.	12 sq. ft.	PL2017-020

Recommendation

The proposed 13.75 sq. ft. projecting sign is larger than the 6 sq. ft. maximum allowed in the CBD under the current sign ordinance. However, staff believe the size and scale of the sign to be appropriate given the mass of the building and consistent with previously approved signs in the surrounding district. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval**Site Specific**

1. A 13.75 sq. ft. projecting sign shall be allowed on the building's west façade. The sign shall comply with all other requirements of the UDO.

Standard Conditions of Approval

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department.