

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 24, 2024

KC SIGN EXPRESS INC  
5033 MACKEY  
OVERLAND PARK, KS 66203

Permit No: PRSGN20241987  
Project Title: The Learning Experience  
Project Address: 3640 SW ARBORIDGE DR, LEES SUMMIT, MO 64082  
Parcel Number: 300553  
Location / Legal  
Description:  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: Installation of two wall signs & one monument sign

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Sign Permit Review**

**Reviewed By: Hector Soto Jr.**

**Rejected**

1. WALL MOUNTED SIGN (EAST ELEVATION). For attached awning or canopy signs, the building facade area shall be the width of the awning or canopy itself times the height of the building (UDO Section 9.080.B.4). In other words, only the 25' width of the canopy can be used to calculate the allowable 10% of wall sign, not the entire 124'-4" width of the building. By my calculation, the 10% signable canopy area shall be based on 543.75 sq. ft. (25' canopy width x 21'-9" canopy height) of the canopy facade. As a result, canopy-mounted signage is limited to 54.38 sq. ft. Revise the application accordingly.

2. MONUMENT SIGN. There is a platted 40'-wide utility easement along the eastern boundary of the subject property. Said easement is not shown on the site plan that was provided with the sign permit application--only the platted 20' platted building setback line is shown on the plan. It appears that the proposed monument sign location may encroach into 40' utility easement. Structures such as monument signs are not allowed to encroach into a utility easement. Show the 40' U/E on the site plan and ensure that the monument sign is not located within the easement.

3. CANOPY COLUMNS. The decorative letter blocks and number blocks proposed to be used on the canopy columns do not include any advertisement, corporate logos, lists services, etc., and as such are considered to be an art/architectural embellishment. No sign permit shall be required for said embellishment since they aren't considered signs.

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4. SIGN ILLUMINATION. The monument sign detail appears to indicate that the only illumination of said sign will be done via an exterior, ground-mounted floodlight to be installed near the base of the sign. It does not appear that any internal illumination of the sign is proposed. Please confirm that this is the case.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***