
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 16, 2024

KC SIGN EXPRESS INC
5033 MACKEY
OVERLAND PARK, KS 66203

Permit No: PRSGN20242436
Project Title: Whataburger Lees Summit
Project Address: 204 SW M 150 HWY, LEES SUMMIT, MO 64082
Parcel Number: 70400040302300000
Location / Legal: WHATABURGER M150 SUBDIVISION LOT 1---LOT 1
Description:
Type of Work: SIGN
Occupancy Group: NOT APPLICABLE
Description: Install:

1 - Internally illuminated Monument Sign
2 - "Whataburger" Internally illuminated channel letters on raceway
1 - Internally illuminated Entry canopy logo

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. RACEWAYS. The two proposed wall-mounted signs are shown to be mounted on raceways. The use of raceway signs is prohibited under the City's sign ordinance (UDO Sections 9.060 and 9.200.H.3). Wall signs shall be fastened directly to the exterior wall of a building.

2. MONUMENT SIGN BACKGROUND. The proposed internally illuminated monument sign has a white (background) cabinet face. The use of internally illuminated signs with white background are prohibited under the City's sign ordinance (UDO Section 9.060.I). Understanding that the white background is part of the corporate branding, an approach used in other similar instances to meet the spirit of the sign ordinance while continuing to use the white cabinet face is for an opaque backing to be used for the blank white space between the "W" logo and the "Whataburger" copy so that the light doesn't shine through the white blank space. Staff is not concerned about the white bands that make up the "W" logo or the white space within and immediately around the letters of copy that spell "Whataburger", so no opaque backing is need there. Staff's only concern is with the big blank spaces of white those two elements.

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