

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

August 27, 2024

MIDTOWN SIGNS LLC  
2416 S 8TH ST  
KANSAS CITY, KS 66103

Permit No: PRSGN20244529  
Project Title: Wallflower Merch (17643)  
Project Address: 2229 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064  
Parcel Number: 52500022800000000  
Location / Legal: TOWN CENTRE LOGISTICS LOT 1 & TRACT A---LOT 1  
Description:  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: Install three signs:  
Sign A - 53.13 sq. ft. that is .285% of face - Install sign based on drawings reviewed for code compliance.  
Sign B - 2.33 sq. ft. that is .013% of face - Install sign based on drawings reviewed for code compliance.  
Sign C - 16.89 sq. ft. that is .090% of face - Install sign based on drawings reviewed for code compliance.

***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. SIGN PERMIT AUTHORIZATION. Submit a copy of a sign permit authorization form that is completed and signed by the property owner/property manager documenting that the permission is granted for the proposed sign.
2. NUMBER OF SIGNS. The subject property is zoned PI (Planned Industrial). The PI zoning district allows a maximum of two (2) wall signs per tenant, with no more than one (1) sign per facade. The submitted permit application shows a total of three (3) signs, with two (2) signs on the south facade. The proposed number of signs shall be reduced to no more than two (2) total, with no more than one (1) on a single facade.

FYI -- an incidental sign to identify the mandoor on the south elevation may be categorized as an "incidental" sign that is exempt from the sign ordinance and thus not require a sign permit if it does not exceed a sign of 1 sq. ft. As proposed, the small sign next to the mandoor is 2.4 sq. ft.

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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.*