

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 04, 2024

MID-AMERICA SIGN LLC
PO BOX 2766
MISSION, KS 66201

Permit No: PRSGN20245168
Project Title: Phillips 66 New Dual Pole Sign MID
Project Address: 1021 SE HAMBLEN RD, LEES SUMMIT, MO 64081
Parcel Number: 283759
Location / Legal Description:
Type of Work: SIGN
Occupancy Group: NOT APPLICABLE
Description: Phillips 66 New Dual Pole Sign MID

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 SIZE. The proposed freestanding sign with two support posts and an open base most closely meets the City's definition of a ground sign. The City's sign ordinance limits ground signs to a maximum structure height of 6' and limits the sign area to 16 sq. ft. The proposed sign has a maximum structure height of 25' and a sign face area of 112.37 sq. ft., well in excess of the height and square footage allowances for a ground sign. Staff cannot approve the proposed sign.

An alternative design approach for a larger sign under the City's sign ordinance is for a monument sign where the sign cabinet sits on a masonry or similar base that provides a solid and continuous structure from the ground to the top of the sign. Monument signs are allowed a maximum height of 12', a maximum sign face area of 72 sq. ft. and an overall structure area (sign face + sign base) of 96 sq. ft. The proposed sign will need to incorporate the required solid base and reduce the height, sign face area and sign structure area to the aforementioned standards in order for staff to be able to approve the sign permit.

Sign Permit Review

Reviewed By: Hector Soto Jr.

Rejected

1. NUMBER OF SIGNS. A site plan showing two (2) locations for monument signs was provided with the revised monument sign specification. The City's sign ordinance allows only one (1) monument sign per building per lot for properties that are

DEVELOPMENT SERVICES

located in the PMIX zoning district. The subject property is zoned PMIX. As such, identify at which location the lone monument sign will be constructed.

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