



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-084
File Name	SIGN APPLICATION – Green Street sign package
Applicant	City of Lee's Summit
Property Address	220 SE Green St
Planning Commission Date	April 24, 2025
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior 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

Sign Specifications and Sign Elevations, uploaded April 16, 2025 – 9 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit / Property Owner
Applicant's Representative	Sharon Bloom
Location of Property	220 SE Green St
Size of Property	247,603 sq. ft. (5.7 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Old Town Master Development Plan
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration of an approval for a sign application.

Current Land Use
The subject property is the site of City Hall, City Hall parking garage and the Green Street development that is currently under construction.

Description of Applicant's Request
The request is for Planning Commission approval of an identification and wayfinding sign package for the Green Street development and associated public parking. The proposed signs are a mix of attached (e.g. marquee/canopy, wall and projecting) signs and freestanding column signs. The sign package is composed of seven (7) total signs.

2. Land Use

Description and Character of Surrounding Area
The subject property is located along the northeastern boundary of the Central Business District. Office and retail uses are located north of SE 2 nd St. Single-family residences are located east of SE Johnson St. Office, service and retail uses are located south of SE 3 rd St and west of City Hall.



Adjacent Land Uses and Zoning

North (across SE 2nd St):	Office/Retail – TNZ (Transitional Neighborhood Zone)
South (across SE 3rd St):	Office/Retail/Service – CBD and CP-2 (Community Commercial District)
East (across SE Douglas St):	Single-family residential – TNZ
West (beyond City Hall):	Office/Retail/Service – CBD

Site Characteristics

The subject property is the site of City Hall, the City Hall parking garage and the Green Street Development

that is currently under construction. Once completed, this collective civic center will occupy approximately $\frac{3}{4}$ of the area bounded by the SE Douglas St alley on the west, SE 2nd Street on the north, SE 3rd St on the south and SE Johnson St on the east. The primary pedestrian access points to the plaza are located along both SE 2nd St and SE 3rd St. The vehicular access to the abutting public parking garage is located along SE 2nd St.



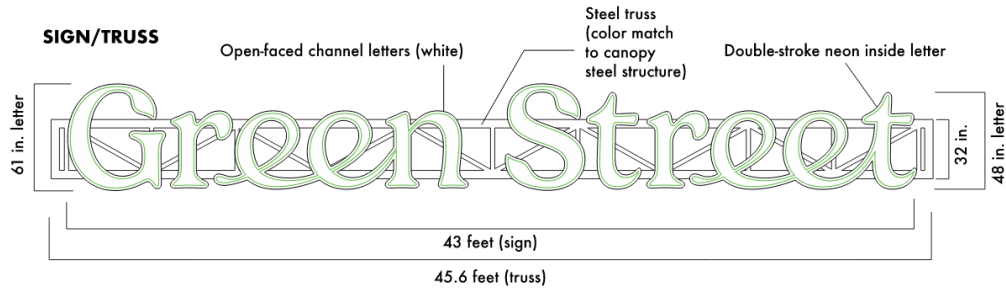
Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

Wall Sign Standards

	Copy & Location	Height	Sign Area	Number of Signs	Lighting
UDO Standards (CBD)	--	2' (24") max. letter height for attached sign	10% of building façade for awning, canopy or wall; 6 sq. ft. for projecting sign	2 attached signs per tenant	External indirect; Halo; or Exposed Neon (not for the purpose of internal illumination)
		6' structure height for freestanding sign	32 sq. ft. sign face and structure area for monument	1 freestanding sign	
Proposed Under-canopy sign	"Green Street" (south canopy elevation – facing SE 2 nd St)	5'-1" (61") max. letter height	219 sq. ft. (5.8% of façade)	1	Neon



Wall sign	"Green Street Market" (southwest building corner wraparound sign)	14.3" letter height	11.9 sq. ft. – W elevation (0.38% of façade); and 9.1 sq. ft. – E elevation (1.23% of façade) 21 total sq. ft.	1	Neon
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GREEN ST. MARKET 14.3 in.

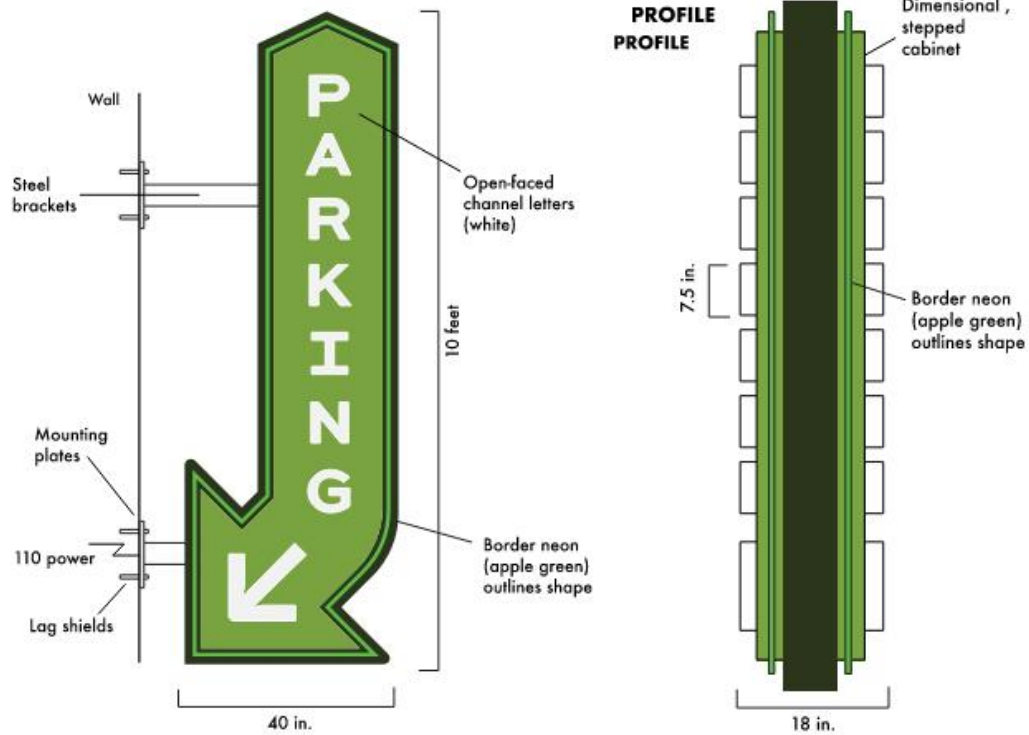
120 in. 92 in.



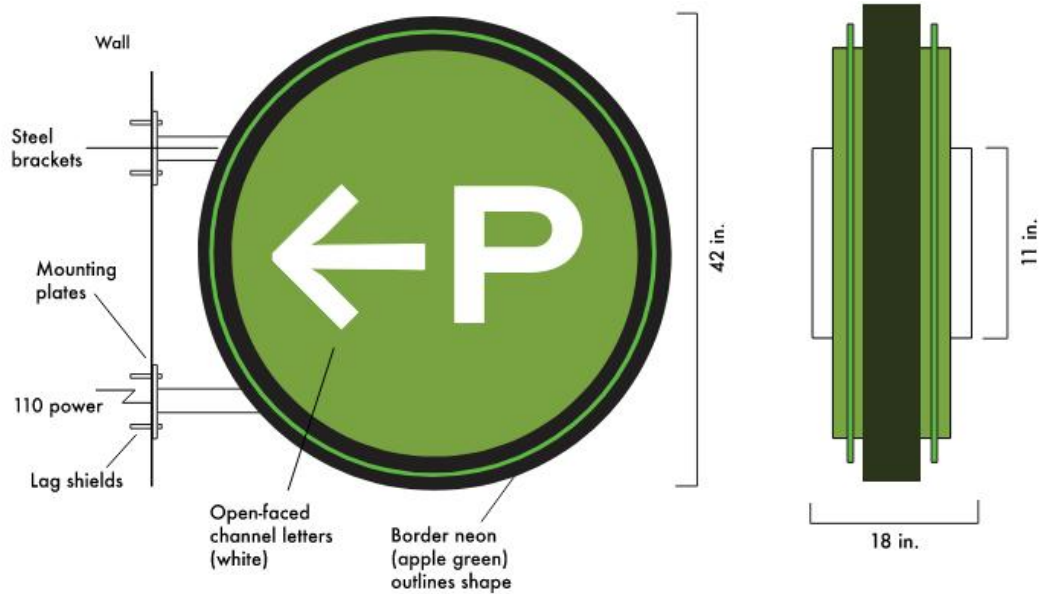
Projecting sign	"Green St" (southeast corner of City Hall)	10.5" letter height	23.3 sq. ft.	1	Neon
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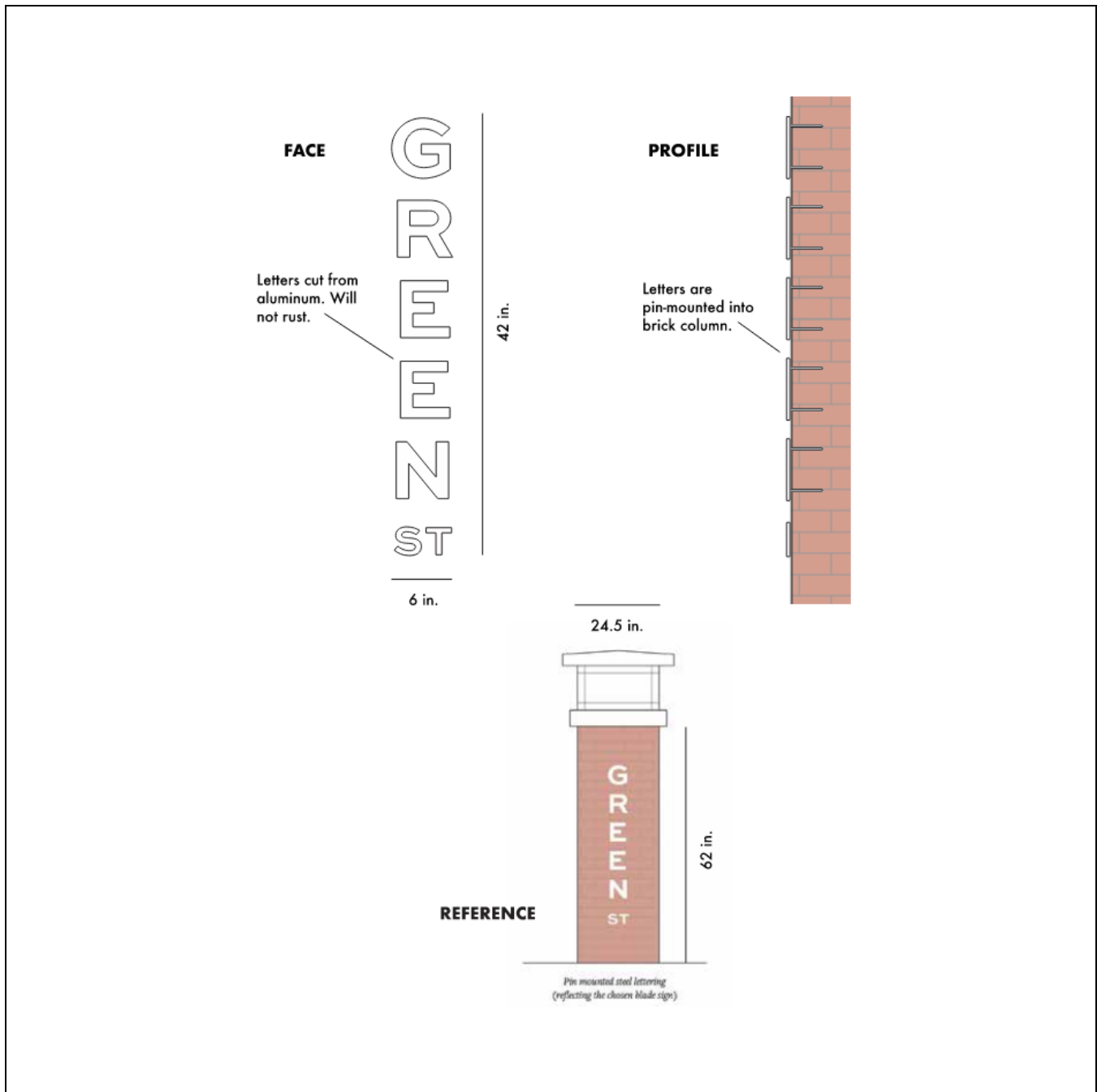
Projecting sign	"Parking" + arrow (northeast corner of parking garage)	7.5" letter height	33.3 sq. ft.	1	Neon
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Projecting sign	"P" + arrow (southeast corner of parking garage)	11" letter height	9.6 sq. ft.	1	Neon
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Monument (column) signs	"Green St" (column signs on both sides of new SE 2 nd St drive entrance/exit	5'-2" structure height	1.8 sq. ft. sign face	2	No illumination
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4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.090,9.150,9.160,9.260	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 Article 9 of the UDO.

5. Analysis

Background and History

- December 5, 2023 – The City Council approved a rezoning from CP-2 to CBD and preliminary development plan (Appl. #PL2023-196) for the Downtown Market Plaza by Ordinance No. 9807.

Compatibility

The UDO offers downtown businesses various options for attached and freestanding signage in the Central Business District. The adopted sign standards regulating the allowable number of signs and the allowable sign sizes provide downtown reasonable means by which to identify and provide wayfinding for downtown businesses. The size and scale of the City Hall and Green Street complex, including the public parking garage, is not typical compared to any one individual building site that makes up the city's downtown. As previously mentioned, the site that contains City Hall, the public parking garage and the Green Street development occupies approximately $\frac{3}{4}$ of the area bounded by the SE Douglas St alley on the west, SE 2nd St on the north, SE 3rd St on the south and SE Johnson St on the east, constituting 5.7 acres in all. A complex of this size requires a greater number of signs and larger signs to reasonably provide signage to facilitate area wayfinding for a complex of this scale.

Recommendation

The proposed identification and wayfinding sign package has more signs and has large signs than what is allowed by right in the CBD under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the buildings to which they will be mounted. Similarly, staff believes the number of signs providing identification and wayfinding to be appropriate given the scale of the City Hall and the Green Street development. Staff recommends approval of the sign package as presented. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A total of seven (7) signs shall be allowed for the Green Street development in accordance with the specifications and elevations contained in the sign package with an upload date of April 17, 2025.

Standard Conditions of Approval

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.