



Via: Email  
September 23, 2025

Grant White  
Project Manager  
City of Lee's Summit Development Center  
220 SE Green Street  
Lee's Summit, MO 64063  
Phone: 816.969.1205

Email: Grant.White@cityofls.net

RE: Application Number PL2025207  
Highway 50 and 291  
Lee's Summit, MO

Dear Grant:

The following is provided as the formal sign code modification request on the behalf of East Village Investors, LLC for the East Village preliminary development plan application number PL2025207. As you are aware, Section 13.210 of the City of Lee's Summit sign code permits one free standing sign per lot. In summary, the sign code requires the following:

1. Free standing signs must be provided with a 25 square feet landscape area at the base of the sign.
2. Free standing signs must be located a minimum of 75 feet from any adjacent free standing signs.
3. There is no right of way setback requirement other than the sign is not permitted to be located within a utility easement or sight triangle.
4. Bottom of sign face shall be no more than 4 feet above ground.
5. Masonry sign base of at least 2/3 the width of the sign face.
6. Sign face is the area of sign copy and is limited to 72 square feet.
7. Sign structure is the area of the overall sign and is limited to 96 square feet and 12 feet in height.

The request is to develop a comprehensive sign plan for East Village and provide tenant visibility from Highway 50 and Highway 291 for those tenants that do not have highway frontage. Site layout and Oldham relocation results in lots not having highway frontage. Signage visibility from Highway 50 and Highway 291 is essential to the viability of the users located on lots that do not have lot frontage on Highway 50 and Highway 291.

We are requesting to approval of the sign package as follows:

1. Permit four shopping center multi-tenant free standing signs have a copy area of 160 square feet, a sign structure area of 345 square feet and a total height of 30 feet. One sign is located on Highway 50 and three signs are located on Highway 291.
2. Permit one free standing sign for each lot located on the lot having a copy area of 72 square feet, a sign structure area of 96 square feet and 12 feet in height. The sign may be placed anywhere on the lot as long as the sign is 75 feet from any other free standing monument sign.



3. Each shopping center multi-tenant sign is provided with a masonry base and architectural metal to create proportions and a presentation style that is consistent with the design character of the shopping center buildings and the surrounding commercial developments.
4. Individual lot free standing monument signs are permitted to display corporate image but must otherwise comply with the UDO requirements.

The proposed sign locations are shown on the PDP. Attached are elevations of the proposed signs. Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson  
Monarch Acquisitions, LLC

Matt Pennington  
Streets of West Pryor, LLC

Enclosures: Sign Location Plan (see PDP site plan)  
Shopping Center Identification Sign Elevations

cc: Drake Project File w/ 1 set enclosures

building, and windows pose a security risk. Egress doors are the only doors aside from the main entrance canopy along the building elevations.

- Vertical articulation: The ordinance states "Buildings greater than two stories or taller than 30 feet shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components. The component described as the body must constitute a minimum of 50 percent of the total building height." Costco designs their buildings to be purposeful, simple, and elegant to express their focus on efficiency and quality. A variety of metal panel styles create color, texture, and vertical articulation to make the building unique to the place. The building is long and low and asks for broad brush design elements that make sense proportionally. Prescriptive design gestures get lost in the overall composition and go against the ordinance's spirit of good design.
- Horizontal articulation: See notes on "Vertical articulation" above.
- Use limitations: The ordinance states "Where these compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses...Uses providing delivery services via large tractor trailers (not including package delivery services)." Costco requires regular deliveries via large tractor trailers.
- Off-street parking location: The ordinance states "Off-street parking shall be established in one or more of the locations listed below...In front of the building" Costco requires surface parking in front of the building for clear and unimpeded access for members, member safety, and shopping carts.
- Operation: The ordinance states "Loading or unloading activities shall take place only between the hours of 7:00 a.m. and 11:00 p.m." Costco delivery times vary between 2:00 a.m. to 1:00 p.m.
- Green Design: The ordinance states "Opportunities for the integration of renewable energy features in the design of buildings or sites, such as Solar, wind, geothermal, biomass, or low-impact hydro sources; Energy-efficient materials, including recycled materials that meet the requirements of this Code; Materials that are produced from renewable resources; A green roof, such as a vegetated roof, or a cool roof; Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements. A greywater recycling system." Costco has the following sustainable features incorporated into their warehouses: Metal building material is 80% recycled content, large fans for efficient air distribution, non-VOC sealants, air doors, native landscape and efficient irrigation, LED lighting, low flow plumbing fixtures, mechanical systems are commissioned, heat reclaim for warming domestic water off refrigeration equipment, active site and building water management system, and light colored roofing material for high solar reflectance values.

#### **ADP PERMITTED USES**

- ADP prohibited uses: The ordinance states "Prohibited uses include automotive/truck related uses, retail big box in excess of 80,000 square feet on one level, and car washes." We respectfully request that these prohibitions be waived to allow for but not limited to: Wholesale Discount Clubs, Grocery, Drug Store, Automotive Tire Sales and Service, Gasoline/Fuel/Convenience Stores, Medical Clinics, Big Box Retail, Restaurant, Delivery Services, Office, Car Washes, and Warehousing.

We look forward to working you as this application advances through the review and approval process. Please do not hesitate to contact me with any questions or if additional materials are required for staff review.

Sincerely,

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**John Brehm** ASLA, LEED AP  
Senior Project Manager  
**MG2**

8444 Westpark Dr, Ste 120 / McLean, VA 22102  
Direct 703-564-8420 / Main 703-564-8484



Via: Email  
September 22, 2024

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Project Manager  
City of Lee's Summit Development Center  
220 SE Green Street  
Lee's Summit, MO 64063  
Phone: 816.969.1205

Email: [Grant.White@cityofls.net](mailto:Grant.White@cityofls.net)

RE: East Village  
Application Number PL2025207  
Highway 50 and 291  
Lee's Summit, MO

Dear Grant:

The following is provided as the formal Uniform Development Code modification request on the behalf of East Village Investors, LLC for the East Village preliminary development plan application numbers PL2025207. The modifications requested are as follows:

**Parking count requirements:** The development ordinance requires the following parking ratios:

Apartment Buildings:

1. 1.5 parking spaces per 1 and 2 bedroom units
2. 2.0 Parking spaces per 3 bedroom units
3. 0.5 spaces per unit for visitor parking.

The ordinance does not provide specific guidance when the multi-family structures are a part of a mixed use development. We are requesting a modification as follows for the Lot 2 and 3 multifamily buildings. The proposed parking requirements are as follows:

Apartment Building:

1. 1.5 parking spaces per 1 and 2 bedroom units.
2. 1.5 parking spaces per each 3 bedroom unit.
3. 0.25 spaces per unit for visitor parking.
4. Total spaces required: 1.75 spaces per dwelling unit including visitor parking and regardless of bedroom count.

The request is based on the attached ITE Manual Land Use: 221 Multi Family Housing (low rise). In summary, the ITE Manual states that for General Urban/Suburban Mid-Rise Multifamily Housing not located within 1/2 mile of rail transit that a parking supply ratio of 1.7 parking spaces per dwelling unit is recommended.

Conclusion: The requested modification of 1.75 spaces per dwelling unit including visitor parking and regardless of bedroom count is greater than the ITE recommended parking supply ratio of 1.7 parking spaces per dwelling unit.

**Parking Lot Right of Way Setback**



The development ordinance requires a 20 feet setback from the right of way line to the back of curb. A modification of this requirement to a 10 feet setback is requested along Highway 291. The reduced setback is requested is due to the amount of green space available between the right of way lines and shoulder of Highway 291. The green space available within the right of ways combined with the provided setbacks will exceed the required 20 feet of green space.

**Sign Modification Request:** A sign modification request dated September 23, 2025 has been submitted and is attached for reference.

**General Development Standards – Lot 1 – Envision LS Overlay: (Reference attached letter from John Brehm, MG2 on behalf of Costco dated September 23, 2025).**

**SCREENING:**

- A. Roof-mounted mechanical equipment: The ordinance states that roof-mounted mechanical equipment shall be screened by a parapet wall of equal height to the equipment. We are providing parapet walls to screen the roof-top equipment, but they are not the same height as the equipment. However, the parapet walls effectively screen the equipment from view, as intended by the ordinance. See included sight line study.
- B. Screening of service, loading, and storage areas: The ordinance states, "All service areas shall be placed at the rear, on the side of, or inside buildings", and "No service area shall be visible from a public right-of-way or from adjacent residential areas." The Costco warehouse is set up very specifically with the receiving docks to the front of the building. We are proposing to screen the dock and service area using an evergreen tree break between the public right-of-way.
- C. Shopping cart storage: The ordinance states "All shopping carts shall be stored inside the building they serve. Shopping cart corrals shall be prohibited." Shopping carts are stored in the enclosed entrance area during off hours. Cart corrals are necessary for collection and storage of shopping carts in the parking lot during business hours.
- D. Refuse facility screening: Please see response to "screening of service, loading, and storage areas" above.

**LANDSCAPING--STREET FRONTAGE.** Specific to the wholesale warehouse site, the street frontage tree and shrub landscaping calculations also apply to the us 50 hwy frontage along the north property line. Highway 50 lies between 10' and 30' below the Costco finished floor elevation. The grade change effectively screens the site. In addition, the majority of the right of way between highway 50 and the Costco site is heavily wooded. Additional trees and shrubs have been added in sections of the right of way that are not heavily wooded. Costco is providing plants overall that exceed the city requirements. Costco prefers to use the required street frontage trees to effectively screen or enhance other areas of the site that are not presently screened by existing tree line.

**LANDSCAPING--PARKING ISLANDS.** 1) Specific to the wholesale warehouse site, every four (4) rows of parking shall include a landscape island of at least ten (10) feet in width to break up the large expanses of parking lot hardscape with landscaped open space. Costco members typically purchase large quantities of bulky and heavy items that require carts to transport them to their vehicles. Adding longitudinal islands in the parking lot creates barriers to members transporting their purchases to their vehicles. To meet the city's intent to break up the parking lot, Costco has added additional parking lot islands to the larger expanse of parking on the east side of the site, and have provided additional plants above city requirements to the parking lot and site perimeter.



The following is an explanation of how the proposed East Village Lot 1 is meeting and or deviating from the development standards listed in the Uniform Development Ordinance Section 5.640.

#### **MIXED-USE AND COMMERCIAL DESIGN STANDARDS**

- A. Site layout and building organization: The ordinance states "Mixed-use, commercial, and office development shall incorporate at least one on-site indoor or outdoor common space per building. Common space shall be visible and accessible and shall be located, where possible, along street frontages. Common spaces shall be connected, to the maximum extent practicable, to pedestrian areas, sidewalks, trails, or public open space in order to create functional pedestrian connectors." The entrance area and canopy of Costco's building is an open gathering space for Costco members with seating and is accessible by foot from Oldham Parkway and other parts of the Development. We believe this satisfies the intent of the ordinance.
- B. Building orientation: The ordinance states: "In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one operable entrance and one or more transparent windows as approved by the Director." We believe in this instance that Oldham Parkway is the primary street, not Highway 291. The building orientation meets this requirement, with the primary entrance facing Oldham Parkway. The entrance to Costco has transparent windows at the main entry point.
- C. Mix of uses: The ordinance states "Mix of uses. A diverse range of commercial, office, residential, and civic uses is desired within the ADP, zoned Planned Mixed Use (PMIX). The appropriate mix of uses will vary by its location, size, and the surrounding development contexts. Generally, the ADP should be followed to create the appropriate mix of uses." Costco will be a single user on site. Other users on site are not feasible with the building size, business volume, and parking requirements needed to operate the warehouse successfully.
- D. Allowable parking: The ordinance states "On-street parking shall not be designated per individual business or occupancy but may count toward the minimum parking requirements for the entire structure along the adjacent frontage. Parallel parking, head-in parking along streets, and/or minimal surface parking is permitted subject to approval through the site plan or development plan process and approval of a maintenance agreement." Costco is a single user on this site. All parking for the use will be surface parking in front and to the side of the building and designated solely for the purposes of Costco.
- E. Bicycle parking design and location: The ordinance states "Bicycle racks or storage are to be located in an accessible location that is convenient." The ordinance does not specify the required number of bicycle racks. Wholesale and bulk quantity items sold at Costco are not conducive to bicycles as a means of transporting purchases. Bicycle parking is not expected to be needed.
- F. Parking lot screening: The ordinance states "In all mixed-use districts, all surface parking lots adjacent to a public street shall be screened using one of the following methods below: An informal hedge at least three feet in height at maturity consisting of a double row of shrubs planted three feet on-center in a triangular pattern." The Costco parking lot will be screened by a single hedge row. A double row hedge along the parking lot is not planned on this site.
- G. Building material and colors: The ordinance states "Permitted materials. Building materials shall consist of brick, stone, precast masonry, and stucco. Pre-authorized use of limited amounts of conditional materials may be approved including architectural metal, CMU's and exterior insulated finishing systems (EIFS)." The Costco warehouse will be majority architectural metal with split face CMU and pre-cast stem wall with split face CMU accent areas.
- H. Mix of materials: The ordinance states "No single building material shall cover more than 80 percent of the front building façade. Windows and doors shall not be counted as additional building materials." The Costco warehouse will be majority architectural metal with split face CMU and pre-cast stem wall with split face CMU accent areas.
- I. Transparency and glazing: The ordinance states "At least 25 percent of all walls facing a public street shall contain windows or doorways." Windows are not compatible with the function and operation of a

# DRAKE

DEVELOPMENT

warehouse. Interior wall space is dominated by racking and pallets that would block any views into the building, and windows pose a security risk. Egress doors are the only doors aside from the main entrance canopy along the building elevations.

- J. Vertical articulation: The ordinance states "Buildings greater than two stories or taller than 30 feet shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components. The component described as the body must constitute a minimum of 50 percent of the total building height." Costco designs their buildings to be purposeful, simple, and elegant to express their focus on efficiency and quality. A variety of metal panel styles create color, texture, and vertical articulation to make the building unique to the place. The building is long and low and asks for broad brush design elements that make sense proportionally. Prescriptive design gestures get lost in the overall composition and go against the ordinance's spirit of good design.
- K. Horizontal articulation: See notes on "Vertical articulation" above.
- L. Use limitations: The ordinance states "Where these compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses...Uses providing delivery services via large tractor trailers (not including package delivery services)." Costco requires regular deliveries via large tractor trailers.
- M. Off-street parking location: The ordinance states "Off-street parking shall be established in one or more of the locations listed below...In front of the building" Costco requires surface parking in front of the building for clear and unimpeded access for members, member safety, and shopping carts.
- N. Operation: The ordinance states "Loading or unloading activities shall take place only between the hours of 7:00 a.m. and 11:00 p.m." Costco delivery times vary between 2:00 a.m. to 1:00 p.m.
- O. Green Design: The ordinance states "Opportunities for the integration of renewable energy features in the design of buildings or sites, such as Solar, wind, geothermal, biomass, or low-impact hydro sources; Energy-efficient materials, including recycled materials that meet the requirements of this Code; Materials that are produced from renewable resources; A green roof, such as a vegetated roof, or a cool roof; Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements. A greywater recycling system." Costco has the following sustainable features incorporated into their warehouses: Metal building material is 80% recycled content, large fans for efficient air distribution, non-VOC sealants, air doors, native landscape and efficient irrigation, LED lighting, low flow plumbing fixtures, mechanical systems are commissioned, heat reclaim for warming domestic water off refrigeration equipment, active site and building water management system, and light colored roofing material for high solar reflectance values.

## **ADP PERMITTED USES**

- A. ADP prohibited uses: The ordinance states "Prohibited uses include automotive/truck related uses, retail big box in excess of 80,000 square feet on one level, and car washes." As approved at the July 1, 2025 City Council meeting, Application #PL2025-111 – Appeal of prohibited uses in the EnVision LS Area Development Plan (ADP), UDO Section 5.650.E – 1001 SE M-291 Hwy; Drake Development, LLC, the following uses are permitted: Automotive/truck related uses; retail-big box in excess of 80,000 square feet on one level; car wash – indoor.
- B. It is requested that it be specifically clarified that Wholesale Discount Clubs, Grocery, Drug Store, Automotive Tire Sales and Service, Gasoline/Fuel/Convenience Stores, Medical Clinics, Big Box Retail, Restaurant, Delivery Services, Office, Car Washes, and Warehousing are thereby approved uses.

## **General Development Standards – Lots 2 thru 21 - Envision LS Overlay:**

The following is an explanation of how the proposed East Village is meeting and or deviating from the development standards listed in the Uniform Development Ordinance Section 5.640.

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- A. Sensitive Lands and Natural Resources: The project is a redevelopment of previous commercial and industrial uses. Therefore, there is no measurable impact on sensitive lands or natural resources.
- B. Pedestrian and Bicycle Connectivity and Mobility: 10 feet wide trails are provided on both sides of the north/south connector and the private roadway. Sidewalks are connected to existing sidewalks along 291. A pedestrian connection from each lot to the roadway sidewalks will be finalized in the FDP stage. A multi-use trail pedestrian connection is provided to the adjacent park on the west side of the site.
- C. Pedestrian roadway crossings will be constructed with painted crosswalks.
- D. Pedestrian circulation routes along storefronts will be addressed at the FDP approval stage of individual lot development.
- E. Trail connection to existing trail along 291 adjacent to the development area has been provided.
- F. Roof top mounted mechanical units will be screened on lots 4 thru 21 using increased building wall parapet heights extended above the roof line to a point that is as high as the highest point of the roof top mounted equipment. Line of site study will be used to determine required parapet heights of buildings on lots 2 and 3 to insure that roof top mounted equipment is not visible from 291, Oldham Parkway or Bailey Road. Ground mounted mechanical equipment will be screened using landscape materials or decorative screens. Final design of ground mounted mechanical equipment screening will be addressed at the FDP approval stage of individual lot development.
- G. The project includes placing existing overhead utilities underground. A deviation from permitted pole types is required at the perimeter of the site in order to transition from overhead to underground facilities. Undergrounding of existing utilities along 291 south of Bailey is not included in the development plan.
- H. A deviation to placement of all services such that they are not visible from adjacent right of ways. Many lots are fronted on two or more sides by public right of way. Service areas shall be permitted to face Highway 50 and Highway 291.
- I. Receiving area and refuse facilities shall be screened in accordance with the UDO but shall be addressed at the FDP approval stage of individual lot development.
- J. Multifamily Development: The proposed multifamily development is expected to comply with the UDO as presently presented.
- K. Outparcel Development: Stated Deviations.
  - a. Outparcel lot development deviates from the requirement to cluster buildings and definition of gathering and seating areas between buildings. The proposed layouts separate traffic patterns to improve traffic flow and provide defined customer destinations.
  - b. Pedestrian Connections: 10 feet wide public sidewalks are provided along both sides of Oldham and private streets fronting the outparcels. A 5 feet wide sidewalk will be provided on both sides of private streets and shall deviate from the requirement to have a 10 feet wide sidewalk.
  - c. Oldham, the north/south connector road from Oldham to 16<sup>th</sup> Street and private streets will be provided with street trees within the designated street tree area.
  - d. The development plan deviates from the required clear area and supplemental zone as clear area adjacent to the sidewalk and supplemental zone is not provided. Therefore building facades are not brought up to the clear zone.
  - e. Bicycle Parking: Bicycle parking will be located on each individual lot and finalized in the FDP approval stage.
  - f. Consistent Architectural Theme: The site area will not have a consistent architectural theme. Tenants are encouraged to present their corporate identity in so much as they comply with the permitted building materials and equipment screening requirements stated herein.
  - g. Permitted Building Materials: Permitted building materials shall include brick, stone, precast masonry, integrally colored masonry units, stucco, fiber cement siding, architectural metal

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- panels and highlights, exterior insulative finish systems (EIFS), glass and aluminum storefront. Specialty “highlight” materials will also be permitted.
- h. Exterior walls facing Highway 50 and Highway 291 will deviate from the requirement to provide 25% of the wall to contain windows or doorways. Buildings facing private streets will also be permitted to deviate from having 25% of the wall to contain windows or doorways. Buildings facing Oldham will include 25% of the wall facing Oldham to contain windows or doorways.
  - i. Gateways: The East Village architectural theme encourages presentation of corporate identities. In addition, buildings are placed individually with the intention of separating customer traffic patterns to improve traffic flow. Therefore, East Village will deviate from the requirement to incorporate prescribed Gateways. Additional green space is provided at the intersection of the Oldham/Bailey north/south connector road for a public gathering space and landscape feature.
  - j. Green Design: Building constructed within the East Village will deviate from the “Green Design” requirement. Solar panels on the scale of the small commercial buildings is not practical. Some of the small commercial buildings will be wood frame construction. The required exterior materials conflict with this requirement for use of recycled materials.
  - k. Permitted Uses: An appeal was approved by City Council July 1, 2025 City Council meeting, Application #PL2025-111 – Appeal of prohibited uses in the EnVision LS Area Development Plan (ADP), UDO Section 5.650.E – 1001 SE M-291 Hwy; Drake Development, LLC, the following uses are permitted: Automotive/truck related uses; retail-big box in excess of 80,000 square feet on one level; car wash – indoor. Refer to sheet C.101 for permitted site use table.

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

Matt Pennington  
Manager  
East Village Investors, LLC

David N. Olson  
Monarch Acquisitions, LLC

cc: Drake Project File w/ 1 set enclosures

September 23, 2025

Grant White, Project Manager  
Development Services  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Modification Request for Lee's Summit Costco Preliminary Development Plan Narrative Preliminary Development Plan (PDP) in the EnVision LS Area Overlay District.**

Dear Grant,

This narrative serves as supplemental information to the PDP application being submitted by Monarch Development for the Oldham East Village project. We are requesting a general relaxing of the Design Standards found in the Envision LS Area Overlay District. Many of the proposed elements in the Costco portion of East Oldham Village rise to the spirit of the Overlay District, however, given the detailed, prescribed way the standards are written, we are requesting a waiver from the standards generally, and the following portions specifically:

**SCREENING:**

- Roof-mounted mechanical equipment: The ordinance states that roof-mounted mechanical equipment shall be screened by a parapet wall of equal height to the equipment. We are providing parapet walls to screen the roof-top equipment, but they are not the same height as the equipment. However, the parapet walls effectively screen the equipment from view, as intended by the ordinance. See included sight line study.
- Screening of service, loading, and storage areas: The ordinance states, "All service areas shall be placed at the rear, on the side of, or inside buildings", and "No service area shall be visible from a public right-of-way or from adjacent residential areas." The Costco warehouse is set up very specifically with the receiving docks to the front of the building. We are proposing to screen the dock and service area using an evergreen tree break between the public right-of-way.
- Shopping cart storage: The ordinance states "All shopping carts shall be stored inside the building they serve. Shopping cart corrals shall be prohibited." Shopping carts are stored in the enclosed entrance area during off hours. Cart corrals are necessary for collection and storage of shopping carts in the parking lot during business hours.
- Refuse facility screening: Please see response to "screening of service, loading, and storage areas" above.

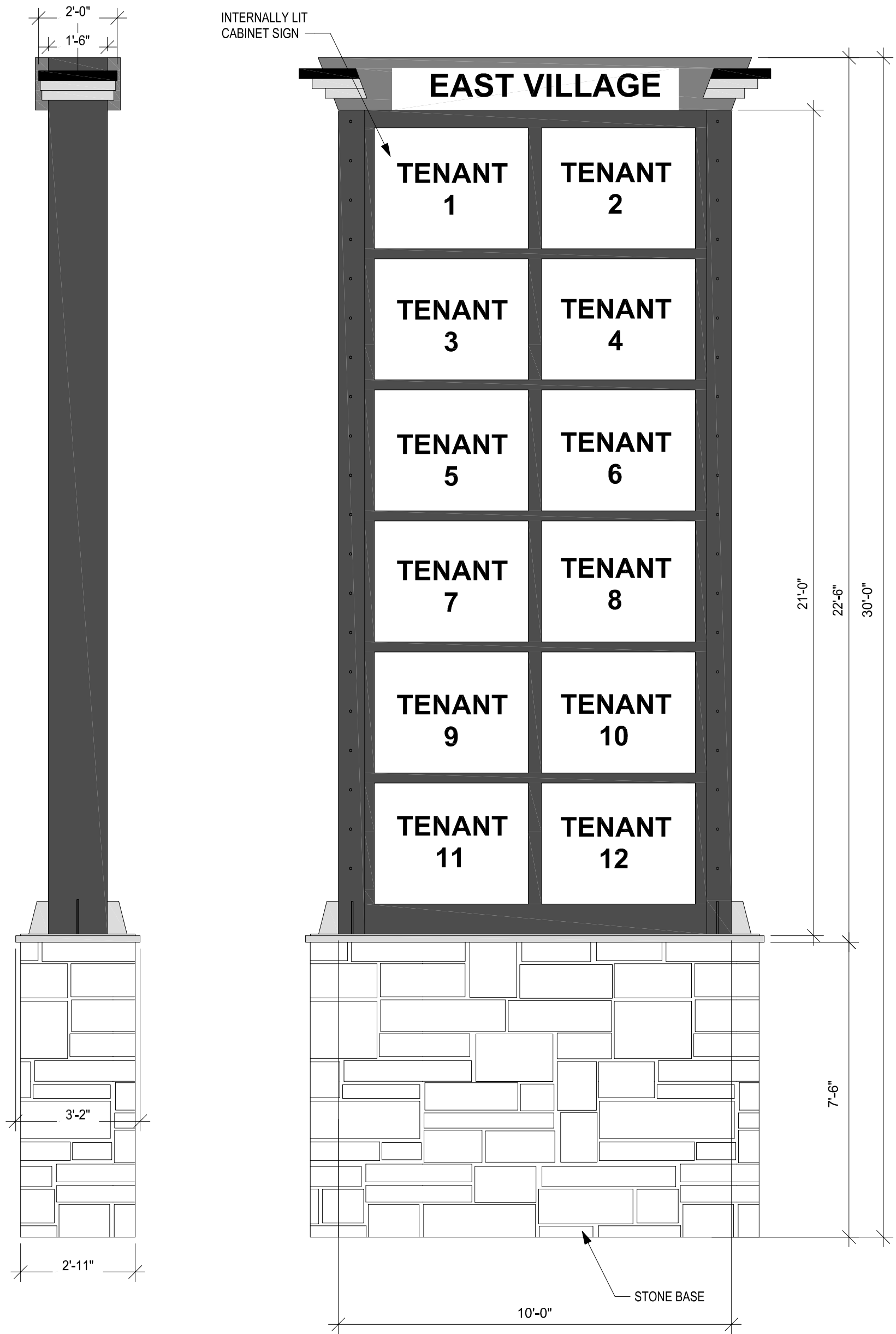
**MIXED-USE AND COMMERCIAL DESIGN STANDARDS**

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- Building orientation: The ordinance states: "In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one operable entrance and one or more transparent windows as approved by the Director." We believe in this instance that Oldham Parkway is the primary street, not Highway 291. The building orientation meets this requirement, with the primary entrance facing Oldham Parkway. The entrance to Costco has transparent windows at the main entry point.
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- Allowable parking: The ordinance states "On-street parking shall not be designated per individual business or occupancy but may count toward the minimum parking requirements for the entire structure along the adjacent frontage. Parallel parking, head-in parking along streets, and/or minimal surface parking is permitted subject to approval through the site plan or development plan process and approval of a maintenance agreement." Costco is a single user on this site. All parking for the use will be surface parking in front and to the side of the building and designated solely for the purposes of Costco.
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- Mix of materials: The ordinance states "No single building material shall cover more than 80 percent of the front building façade. Windows and doors shall not be counted as additional building materials." The Costco warehouse will be majority architectural metal with split face CMU and pre-cast stem wall with split face CMU accent areas.
- Transparency and glazing: The ordinance states "At least 25 percent of all walls facing a public street shall contain windows or doorways." Windows are not compatible with the function and operation of a warehouse. Interior wall space is dominated by racking and pallets that would block any views into the



**1** PRIMARY MONUMENT SIGN  
SCALE: 3/8" = 1'-0"



**A-101**  
SHEET NUMBER

SHEET TITLE  
**PRIMARY  
MONUMENT SIGN**

SUBMISSION  
DATES  
8/7/2025

**MONUMENT  
SIGN  
EAST VILLAGE  
LEES SUMMIT,**

2231 SW Wansmaker Rd, Suite 303  
Topeka, KS 666214  
785.273.7540

500 N Broadway Ave, Suite 200  
Olathe, KS 66041  
405.231.3115