



Via: Email
June 25, 2024

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: Oldham Village Phase 1
Application Number PL2023188
And
Oldham Village Phase 2
Application Number PL2024015
Lee's Summit, MO

Dear Grant:

The following is provided as the formal sign code modification request on the behalf of Oldham Investors, LLC for the Oldham Village preliminary development plan application number PL2023188 and PL2024015. 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 develop a comprehensive sign plan for Oldham 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 two 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 one sign is 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 sign 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