

To: City Council

From: Claire Byers, Senior Planner

Date: July 7, 2025

Re: **Permit #PRCOM20250276 - APPEAL OF MURAL PERMIT DENIAL** – Dave's Hot Chicken, 1808 NW Chipman Rd, Unit A; Curt Staab, applicant

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## Background

During the occupancy inspection on June 12, 2025, for the change of tenant permit for Dave's Hot Chicken (PRCOM20250276), staff found that a mural had been installed on the front, side, and rear facades of the building without a permit. In response, staff provided the applicant with the mural ordinance language, as well as the mural permit application.

The applicant subsequently submitted a mural permit application for the side and rear façades of the multi-tenant building located at 1808 NW Chipman Rd., Unit A. The applicant has acknowledged that the mural on the front façade is not permitted by *Code of Ordinances Sec. 21-100. B. Mural Placement* and must be removed separate from this appeal application.

Upon review, staff found that the mural did not comply with all design standards outlined in the Code of Ordinances because the mural is not well integrated with the building's façade and does not enhance the architecture or aesthetics of the building or wall. For these reasons the application was denied on June 20, 2025. See the "Analysis" section for further detail.

## Request

The applicant has submitted an appeal to City Council regarding the denial of the mural permit, seeking approval for a mural on the side and rear facades of the property located at 1808 NW Chipman Rd, Unit A. As part of the appeal, the applicant cited four reasons in support of their request:

- Examples of other murals in the same shopping center
- Examples of other branding elements in the same shopping center
- Discussion points by Artist's listed on the City of Lee's Summit website regarding mural application in City of Lee's Summit
- The city did not propose any alteration options or suggestions on what would meet section F - Line item #4.

## Appeal Process (Code of Ordinances Section 21-101. D. Appeals)

Appeals of the Director's decision to approve or not approve a mural application may be made in writing to the City Clerk within ten (10) days of the Director's decision. Said appeal shall be placed on an upcoming City Council meeting for consideration and disposition.

## Zoning and Land Use

**Existing Zoning.** The subject property is zoned CP-2 (Planned Community Commercial).

**Existing Conditions.** The subject property is a multi-tenant outparcel within the Summit Woods Crossing development. The mural has already been completed and is located on the front, side and rear facades of the building shared by Spin! Pizza and Dave's Hot Chicken.



*Figure 1. Side façade of Dave's Hot Chicken.*



*Figure 2. Side and rear façades of Dave's Hot Chicken.*





*Figure 3. Rear façade of Spin! Pizza and Dave's Hot Chicken multi-tenant building.*



*Figure 4. Front and side façade of Spin! Pizza.*

**Surrounding Uses.** The table below illustrates the zoning and land use nature of the properties surrounding the subject site.

<b>North:</b>	Retail / CP-2
<b>South (across NW Chipman Rd):</b>	John Knox Village / PMIX (Planned Mixed Use District)
<b>East:</b>	Restaurant and Service / CP-2
<b>West:</b>	Restaurant and Service / CP-2





Figure 5 – Aerial image of the subject building. Dave's Hot Chicken occupies Unit A, on the east side of the building.



Figure 6 – Adjacent building façades within Summit Woods Crossing development.



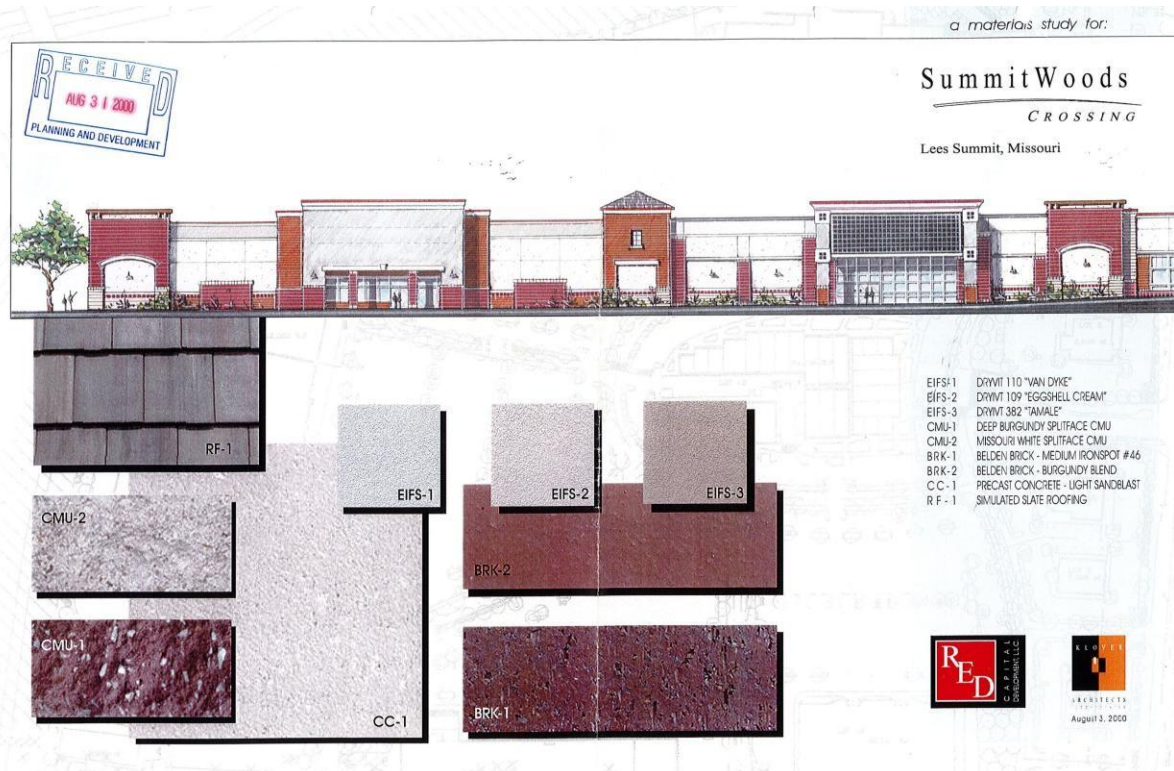


Figure 7. Approved material guidelines for Summit Woods Crossing



Figure 8. Example of painted signage within Summits Woods Crossing

Within the Summit Woods Crossing development, there is one building featuring painted signage on brick that was approved by the Planning Commission (Appl. #PL2018-107). Due to its commercial nature, the graphics are considered signage rather than a mural and utilize a neutral color palette that complements both the building and the surrounding development. The painted signage was also approved as a substitute for traditional wall signage, rather than being installed in addition to it.

## Code of Ordinances

### Sec. 21-101. - Mural permit.

*A. No mural shall be installed unless written permission is first obtained by the owner of the building upon which the mural is to be placed, or the building owner's agent, and a mural permit is obtained from the Director of Planning and Codes Administration, or his/her designee.*

It is standard practice for staff to work with applicants during the permit review process to ensure compliance with applicable design standards. However, the mural was installed prior to receiving approval, limiting the ability to provide guidance or consider modifications.

**Mural Regulations.** Chapter 21 Article V. of the Code of Ordinances establishes standards for murals within the City. Full mural standards are included under Appendix A of this document.

Staff evaluated the mural application based on the nine (9) design standards outlined in the Code of Ordinances and ultimately denied the application due to noncompliance with design standard F.d.: *The proposed mural is well integrated with the building's façade and other elements of the property and enhances the architecture or aesthetics of a building or wall.*

## Analysis

The subject property is located within Summit Woods Crossing, a commercial development characterized by cohesive architectural design and consistent aesthetic elements. Although the approved Preliminary Development Plan (Ord. 5045) did not specifically address murals, it included building elevations, material samples, and a color palette that reflects this established character. The proposed mural's bold colors and imagery are not consistent with the visual identity of the development.

As outlined in the Code of Ordinances, mural applications must meet nine (9) specific design standards. In this case, staff finds the proposal does not satisfy Design Standard F.d.: *The proposed mural is well integrated with the building's façade and other elements of the property and enhances the architecture or aesthetics of a building or wall.* The mural appears visually disconnected from the multi-tenant building's existing façade and lacks cohesion with the surrounding architectural context. Staff finds that the design does not complement the design elements present throughout the overall development and is therefore not compatible with its established aesthetic character.

## Recommendation

Staff recommends **DENIAL** of the mural permit appeal.

## Appendix A – Code of Ordinances Chapter 21 Article V. Murals

### Sec. 21-100. - Mural standards.

#### A. *Definition.*

Mural means a hand produced or machined graphic applied or affixed to the exterior of a building wall through the application of paint, canvas, tile, metal panels, applied sheet graphic or other medium generally so that the wall becomes the background surface or platform for the graphic, generally for the purpose of decoration or artistic expression, including but not limited to, painting, fresco or mosaic.

#### B. *Mural Placement.*

- a. Murals shall be allowed in all commercial districts of the City.
- b. Murals shall not be permitted on the primary façade. A primary façade is defined, for purposes of this section, as the building elevation that faces the adjacent street right-of-way and is the primary customer entrance. Buildings located on a block corner with the primary customer entrance located diagonally at the building corner to both intersecting streets shall be considered to have two (2) primary façades.
- c. Murals shall not be allowed on backs of buildings, backing to residential districts.
- d. Murals shall not be allowed in non-commercial districts of the City.

#### C. *Prohibited mural types.*

- a. Murals or other representations which imitate or appear to imitate any official traffic sign or device which appears to regulate or direct the movement of traffic or which interferes with the proper operation of any traffic sign or signal, or which obstructs or physically interferes with a motor vehicle operator's view of approaching, merging, or intersecting traffic.
- b. Murals that project from the wall surface, except for the minimum necessary protrusion to mount the mural to the wall or structure.
- c. Murals which contain material that when taken as a whole (i) applying contemporary community standards, its predominant appeal is to prurient interest in sex; and (ii) the average person, applying contemporary community standards, would find the material depicts or describes sexual conduct in a patently offensive way; and (iii) a reasonable person would find the material lacks serious literary, artistic, political or scientific value.
- d. Murals that are directed to incite or produce imminent lawless action and are likely to incite or produce such action.
- e. Murals that convey threats of violence that are directed at a person or group of persons that have the intent of placing the target at risk of bodily harm.
- f. Murals where the intended audience is commercial or actual or potential consumers, and where the content of the message is commercial in character.

#### D. *Surface preparation.* Sand and high pressure water blasting are not permitted as a cleaning process for either surface preparation or for mural maintenance purposes in any historic district or any building eligible for inclusion on the State or National Register of Historic Buildings. Treatments that cause damage to historic materials shall not be used.

#### E. *Maintenance.*

- a. The mural shall be kept in good condition for the life of the mural according to the maintenance schedule and responsibilities approved by the Director and incorporated into the Mural Permit. A mural exhibit shall be deemed to be in a state of disrepair when twenty-five (25) percent or more of the display surface area contains peeling or flaking paint, or is otherwise not preserved in the manner in which it was originally created.
- b. The display surface shall be kept clean and neatly painted and free from corrosion.
- c. Any mural that is not maintained according to the maintenance schedule incorporated into the mural permit or that falls into a state of disrepair may be ordered removed or covered with opaque paint, similar to the primary building materials/colors or other appropriate material by the Director, or his/her designee, all in the manner provided for in the mural permit. Murals subject to removal shall be provided a time limit of thirty (30) days from the date of the written notice for such removal or covering. Additional time may be authorized by the Director for good cause.

*F. Design standards.*

- a. Explanatory wording relative to the graphic may be incorporated into the mural. Artist signatures shall be allowed and limited to maximum of two (2) square feet in size.
- b. The proposed mural will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic.
- c. The location and scale of the mural should be in keeping with and enhance the building or structure on which it is located.
- d. The proposed mural is well integrated with the building's façade and other elements of the property and enhances the architecture or aesthetics of a building or wall.
- e. The proposed mural, by its design, construction, and location, will not have a substantial adverse effect on abutting property or the permitted use thereof.
- f. The proposed mural is not detrimental to the public health, safety, or welfare.
- g. The mural will not have a detrimental effect on the structural integrity of the wall on which it is applied/affixed.
- h. The maintenance schedule is reasonable for the mural and the building on which it is applied/affixed.
- i. The mural shall not be painted directly onto brick, but may be attached by using an alternate medium (i.e. canvas, tile, metal panels, or similar materials with an approved attachment method) or may be otherwise applied by methods that will not damage the wall surface including brick. New materials such as applied sheet graphics and appliques that can be removed readily from brick may be utilized. Other new materials can be utilized provided they are found to be non-detrimental to the surface on which applied.

**Sec. 21-101. - Mural permit.**

- B. No mural shall be installed unless written permission is first obtained by the owner of the building upon which the mural is to be placed, or the building owner's agent, and a mural permit is obtained from the Director of Planning and Codes Administration, or his/her designee.
- C. *Application requirements.* Each permit application shall contain, but not be limited to, the following information:
  - a. Site plan showing the lot and building dimensions and indicating the proposed location of the mural.



- b. Pictures of the building elevations.
  - c. A scale drawing and color photo of the building elevation showing the proposed size and placement of the mural.
  - d. A colored drawing of the proposed mural.
  - e. A description of the proposed maintenance schedule that includes the time frame for the life of the mural and method for removal, if applicable.
  - f. Written confirmation by the mural provider/installer that no damage or negative impact will occur to the wall surface that the mural is to be applied or affixed to.
  - g. Written permission from the owner of the building to which the mural is intended to be applied, if applicant is not the building owner.
  - h. An acknowledgement that the mural must be removed or covered if so ordered by the Director for failure to maintain or for reaching a state of dilapidation, as described in subsection E.3. above.
- D. *Mural permit approval.* Applications for a mural permit in the downtown area shall be distributed to Downtown Main Street for comment regarding consistency between the application and the requirements herein. All other mural permit applications will be reviewed and approved by City Planning staff. No mural permit shall be approved unless the Director, or his/her designee, shall find that these requirements have been fulfilled.
- E. *Appeals.* Appeals of the Director's decision to approve or not approve a mural application may be made in writing to the City Clerk within ten (10) days of the Director's decision. Said appeal shall be placed on an upcoming City Council meeting for consideration and disposition.