

Lot 12, Streets of West Pryor Preliminary Development Plan

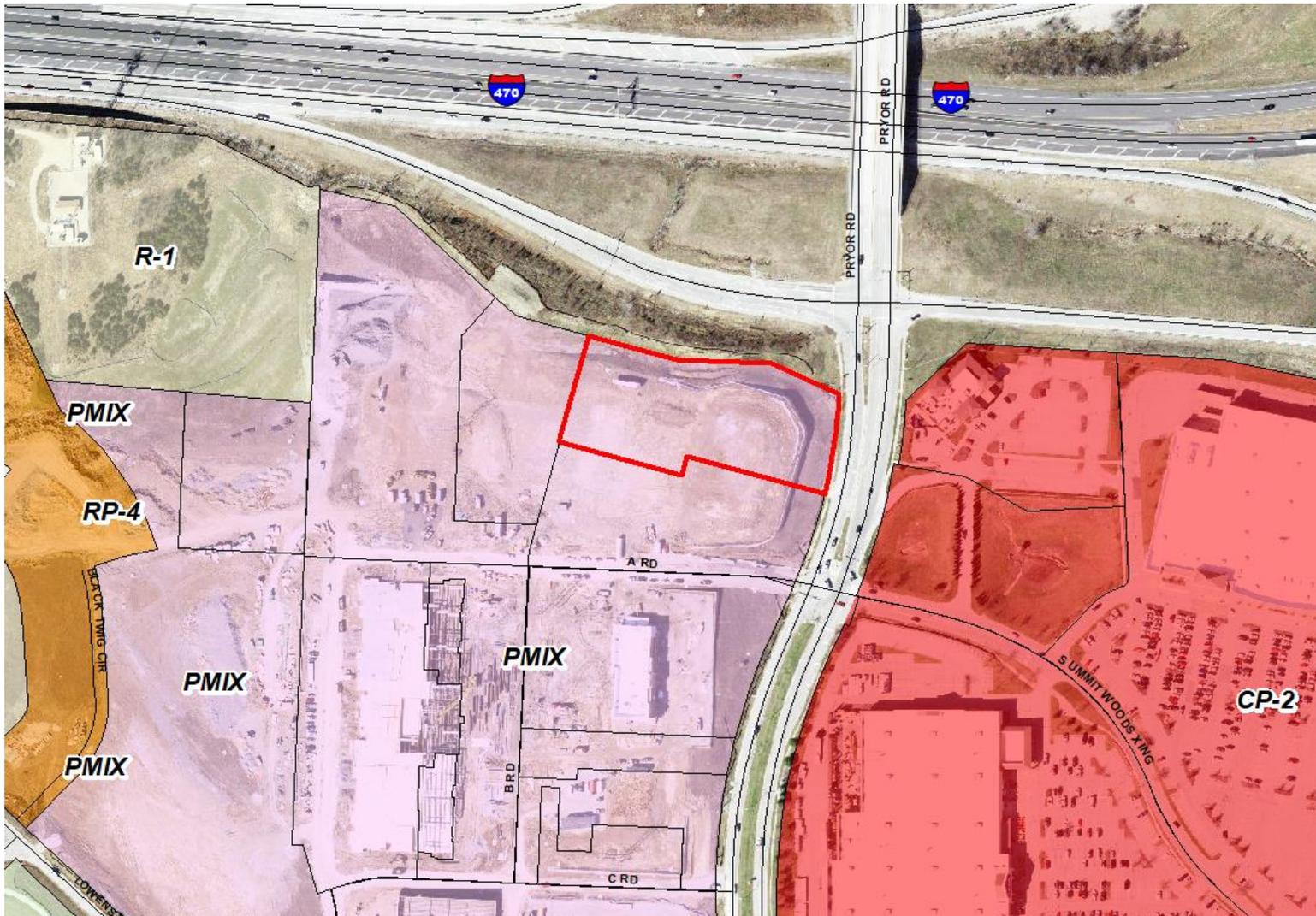
File #PL2022-241
September 20, 2022



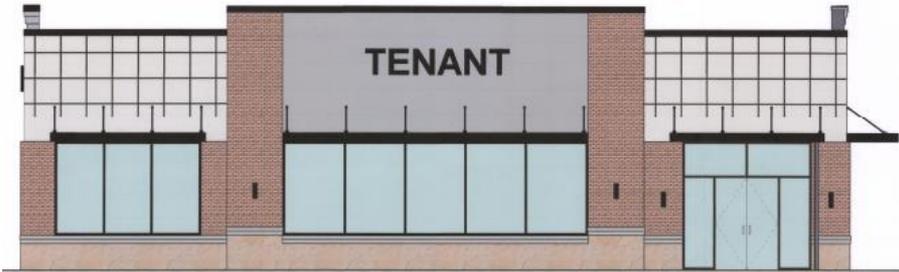
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Aerial and Zoning Map



Elevations – prev. approved



LS Elevations and Signs - proposed

Proposed Wall Signs for The Crack Shack

	Number	Copy	Letter Height	Sign Area/percentage of facade
West Elevation	1	"The Crack Shack"	2.5'	68.75 sq. ft./6.5%
West Elevation	1	The Crack Shack logo (no copy)	6'	32.5 sq. ft./ 3.1%
North Elevation	1	"Southern California Fried Chicken" ¹	1.75'	89.25 sq. ft./5.5%
East Elevation	1	"The Crack Shack"	2.5'	68.75 sq. ft./5.6%
East Elevation	1	The Crack Shack logo (no copy)	6'	32.5 sq. ft./ 2.7%
UDO standards	2 per tenant in multi-tenant building	N/A	6' letter height	10% of façade allowed North: 161.6 sq. ft. allowed East: 122.1 sq. ft. allowed West: 105.4 sq. ft. allowed

¹ – Proposed sign on the north elevation is identified as a painted wall sign. Painted wall signs are prohibited under the UDO.

Proposed Wall Signs for Via 313 Pizzeria

	Number	Copy	Letter Height	Sign Area/percentage of facade
West Elevation	1	"Via 313 Pizzeria"	1.5'	55 sq. ft./ 4.9%
South Elevation	1	"Genuine Detroit-style Pizza" ¹	1.58'	43.7 sq. ft./2.9%
South Elevation	1	"Via 313" ¹	4'	54.7 sq. ft./3.7%
East Elevation	1	"Via 313 Pizzeria"	1.5'	55 sq. ft./ 4.1%
UDO standards	2 per tenant in multi-tenant building	N/A	6' letter height	10% of façade allowed South: 148.6 sq. ft. allowed East: 133.7 sq. ft. allowed West: 113.2 sq. ft. allowed

¹ – Proposed signs on the south elevation are identified as painted wall signs. Painted wall signs are prohibited under the UDO.

- The proposed sit-down restaurant uses are consistent with the listed uses on the previously approved preliminary development plan for the Streets of West Pryor.
- The proposed building's material palette of brick veneer, masonry, wood and metal are compatible with existing development within the Streets of West Pryor.
- The proposed building architecture contributes to the architectural interest and variety of the larger development.
- The proposed signage does not exceed the 10% sign area allowance for any one façade.

1. Development shall be in accordance with the preliminary development plan dated July 11, 2022, and the building elevations dated July 14, 2022.
2. Five (5) wall signs and four (4) wall signs shall be approved for the northern tenant space (The Crack Shack) and southern tenant space (Via 313 Pizzeria), respectively, in accordance with the Sign Package dated August 10, 2022, except that painted wall signs (a prohibited sign type under the UDO) shall not be allowed. All signage shall comply with the allowable sign types listed under Article 9 (Signs) of the UDO.