

City of Lee's Summit

Development Services Department

March 24, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RL/For RGM*

RE: **Appl. #PL2017-062 – SIGN APPLICATION – Houlihan's Restaurant + Bar, 625 NW Murray Rd; Houlihan's Restaurants, Inc., applicant**

Commentary

This application is to request an additional wall sign for Houlihan's Restaurant + Bar. The restaurant currently has three (3) wall signs. The proposed fourth sign is composed of the restaurant's tilted "H" logo, which will be placed on the restaurant's north façade. If approved, the restaurant will have two (2) signs on the north façade oriented toward NW Chipman Rd; one (1) sign on the west façade oriented toward NW Murray Rd; and one (1) sign on the east façade oriented toward US 50 Hwy. The Unified Development Ordinance (UDO) allows staff to administratively approve three (3) wall signs; additional signs may be approved by the Planning Commission. Staff is supportive of the requested additional sign.

Recommendation

Staff recommends **APPROVAL** of the sign application.

Project Information

Proposed: additional wall sign, yielding a total of 4 wall signs

Location: 625 NW Murray Rd

Zoning: CP-2 (Planned Community Commercial District)

Surrounding zoning and use:

North: CP-2 – commercial

South: CP-2 – commercial

East: US 50 Hwy

West (across NW Murray Rd): PMIX – John Knox Village

Background

- July 28, 2005 – The City Council approved the preliminary development plan (Appl. #2005-084) for Summit Retail Center by Ordinance No. 6012.
- January 19, 2006 – Staff administratively approved the final development plan (Appl. #2005-318) for Summit Retail Center.
- May 19, 2006 – Staff approved and issued three (3) wall sign permits (Permit #S06-062, #S06-063 and #S06-064) for Houlihan's Restaurant + Bar.

Analysis of Sign Application

Ordinance. The Unified Development Ordinance, Article 13, Table 13-1, sets standards for the allowable number of signs, but authorizes the Planning Commission to consider and approve additional signs. The standard for allowable signs in the CP-2 District is a maximum of three (3) wall signs for single-tenant buildings.

Request. The applicant proposes a tilted “H” logo wall sign to be installed on the north façade of the building. The proposed sign will yield a total of four (4) signs on the building. Three (3) wall signs have been previously approved. The ordinance allows staff to administratively approve three (3) wall signs on single-tenant buildings; additional signage may be approved by the Planning Commission. The existing and proposed signs for the restaurant are listed below.

Existing Signs:

Sign Type	Copy	Sign Size	% of Wall Area (10% maximum allowed)
wall sign (north facade)	Houlihan's Restaurant + Bar	82 sq. ft.	4.3%
wall sign (west facade)	Houlihan's Restaurant + Bar	82 sq. ft.	5.3%
wall sign (east facade)	Houlihan's	82 sq. ft.	5.1%

Proposed Sign:

Sign Type	Copy	Sign Size	% of Wall Area (10% maximum allowed)
wall sign (north facade)	tilted “H” logo	16.8 sq. ft.	0.9%

Recommendation. Staff recommends approval of the proposed wall sign on the north elevation. The locations and sizes of the existing signs plus the proposed sign are appropriate for the building. The UDO allows a maximum sign coverage area of 10% for any one façade. Approval of the proposed wall sign will yield a total sign coverage area of 5.2% of the north building façade, which falls within the allowable size standard and is comparable to the existing sign coverage on the west and east facades. The attached table shows similar applications approved by the Planning Commission and City Council.

Code and Ordinance Requirements

The items in the box below are specific to this application and must be satisfactorily addressed in order to bring this application into compliance with the Codes and Ordinances of the City.

Planning

1. Sign permits shall be submitted to and approved by the Development Services Department for each sign prior to installation.

RGM/hsj

Attachments:

1. Building elevation graphic and sign specifications, date stamped March 23, 2017 – 2 pages
2. Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 6 pages
3. Location map