

# City of Lee's Summit

## Development Services Department

July 6, 2018

TO: Planning Commission  
PREPARED BY: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **Appl. #PL2018-107 – SIGN APPLICATION – Pearl Tavern, 1672 NW Chipman Rd; Pearl Tavern, applicant**

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### Commentary

This application is to request approval of a fourth wall sign for the soon-to-be open Pearl Tavern restaurant in the Summit Woods Crossing shopping center. The applicant has previously submitted sign permit applications for administrative approval of three (3) walls signs. The requested fourth sign consists of the restaurant's logo on the southwest façade. If approved, the building will have two (2) signs on the southwest façade; one (1) sign on the south facade; and one (1) sign on the east façade.

The CP-2 (Planned Community Commercial) district allows 3 attached signs by right at 10% of each building façade area for single-tenant buildings. However, the UDO grants the Planning Commission the authority to consider applications for signs that exceed the number of allowed signs. Staff supports the requested additional sign.

### Recommendation

Staff recommends **APPROVAL** of the sign application to allow four (4) attached signs.

### Project Information

**Proposed:** a fourth wall sign

**Location:** 1672 NW Chipman Rd (Lot 10, *Chipman-Hwy 50, 2<sup>nd</sup> Plat*)

**Zoning:** CP-2 (Planned Community Commercial)

**Surrounding zoning and use:**

**North:** CP-2 – Summit Woods shopping center

**South:** CP-2 – Summit Woods shopping center

**East:** US 50 Hwy

**West:** CP-2 – Summit Woods shopping center

### Unified Development Ordinance

Applicable Section(s)	Description
13.150, 13.160, 13.200	Signs

### Background

- October 5, 2000 – The City Council approved a rezoning (Appl. #2000-183) from R-1 and CP-2 (then C-P) to CP-2 and a preliminary development plan (Appl. #2000-184) for the Summit Woods Crossing shopping center by Ordinance No. 5045.
- January 2, 2001 – The approved minor plat (Appl. #2000-278) of *Chipman-Hwy 50, 2<sup>nd</sup> Plat* was recorded at the Jackson County Recorder of Deeds office.

- December 30, 2003 – Staff administratively approved the final development plan (Appl. #2003-259) for a restaurant at the subject location.

### Analysis of Sign Application

**Ordinance.** The Unified Development Ordinance, Article 13, Table 13-1, sets the standard for the maximum number of allowable signs and grants the Planning Commission the authority to consider and approve additional signs. The CP-2 (Planned Community Commercial) district allows for 3 attached (wall) signs by right at 10% of each building façade area for single tenant buildings.

**Request.** The applicant proposes a fourth wall sign for a single-tenant building. The proposed wall sign is the restaurant’s logo, which consists of the silhouette of a mermaid holding a pearl. The sign will be placed on the southwest building façade. The table below describes the signs serving the building:

Elevation	Sign Copy	Sign Area	Façade Area	% of Façade Area	Status
South	Pearl Tavern	115.1 sq. ft.	1,160 sq. ft.	9.9%	Approved
East	Pearl Tavern	31.6 sq. ft.	1,160 sq. ft.	2.7%	Approved
Southwest	Pearl Tavern	31.6 sq. ft.	816 sq. ft.	3.9%	Approved
<b>Southwest</b>	<b>Pearl Tavern logo</b>	<b>28.2 sq. ft.</b>	<b>816 sq. ft.</b>	<b>3.5%</b>	<b>Pending</b>

**Recommendation.** The proposed fourth sign exceeds the maximum number allowed in the CP-2 District. However, staff believes the overall size and number of signs to be appropriate given the mass of the building and type of use. As illustrated in the table above, the signs are significantly smaller than the 10% maximum allowable sign size. The proposed combined sign area on the southwest building façade is 7.4%. Staff recommends approval of the request to allow an additional wall sign, for a total of four (4) wall signs.

### Code and Ordinance Requirements

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

<p><b>Planning</b></p> <ol style="list-style-type: none"> <li>Sign permits shall be submitted to and approved by the Development Services Department prior to installation.</li> </ol>
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Attachments:

- Elevation and Sign Detail, date stamped July 5, 2018
- Table titled “Sign Applications & Modifications, 2001-Present, Number of Signs in Commercial Areas” – 7 pages
- Location map