



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-163
File Name	SIGN APPLICATION – Stuey McBrew’s projecting sign
Applicant	Fossil Forge Design
Property Address	321 SE Main St.
Planning Commission Date	June 25, 2020
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked by	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineer Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	3
5. Analysis	3
6. Recommended Conditions of Approval	4

Attachments

Wall Sign Elevation and Specifications, dated May 12, 2020 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge Design / Sign Contractor
Applicant's Representative	Dave Eames
Location of Property	321 SE Main St
Size of Property	5,160.95 sq. ft. (0.12 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Old Town Master Development Plan
Procedure	The Planning Commission takes final action on the sign application. Duration of Validity: There is no expiration to an approval for a sign application.

Current Land Use
The subject property is the site of Stuey McBrew's, a lively neighborhood sports bar & grill that features craft beers, wings, tacos & music on the patio.

Description of Applicant's Request
The request is for Planning Commission approval of an oversized projecting sign for Stuey McBrew's. The proposed 11.5 sq. ft. projecting sign will replace the existing awning on the west façade.

2. Land Use

Description and Character of Surrounding Area
The subject property is located in the Historic Lee's Summit Downtown approximately 280' north of the intersection of SE Main St and SE 4 th St. The property is surrounded by various office and business uses commonly found in central business districts.

Adjacent Land Uses and Zoning

North:	Lee's Summit Chiropractic Center - CBD (Planned Central Business District)
South:	Vacant lot/parking lot - CBD (Planned Central Business District)
East:	Alley - CBD (Planned Central Business District)
West:	Owen Lumber Company - CBD (Planned Central Business District)

Site Characteristics
The subject property is located in a brick double-storefront building constructed in 1951. Parking for the subject site is provided by a mix of on street public parking and private parking lots.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

Wall Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (CBD)	--	2' (24") max.	6 sq. ft. for projecting, over or under canopy	2 attached signs per tenant	External indirect Halo Exposed Neon (not for the purpose of internal illumination)
Proposed Projecting Sign	--	--	11.5 sq. ft.	1	External marquee lighting & neon tubing

4. Unified Development Ordinance (UDO)

Section	Description
9.080,9.090,9.150,9.160,9.260	Signs

Unified Development Ordinance

The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under Article 9 of the UDO.

5. Analysis

Background and History

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.

Compatibility

The request for a larger projecting signage is not out of place for signs in the Central Business District and is consistent with previously approved oversized projecting signs.

Previously Approved Oversized Projecting Signs

Location	Approved Size	Application Number
New Axiom Brewing Company 949 NE Columbus St	18 sq. ft.	PL2018-120
Dayton Hotel 9 SE 3rd St	10.5 sq. ft.	PL2017-231
The Aspen Room at the Stanley 308 SE Douglas St.	12 sq. ft.	PL2017-020
Llywelyn's Pub 301 SE Douglas St.	12.6 sq. ft. 8.25 sq. ft.	PL2016-015

Recommendation

The proposed 11.5 sq. ft. projecting sign is larger than the 6 sq. ft. maximum allowed in the CBD under the current sign ordinance. However, staff believes the size and scale of the sign to be appropriate given the mass of the building and is consistent with previously approved signs in the surrounding district. Staff recommends approval of the projecting sign as presented. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. An 11.5 sq. ft. projecting sign shall be allowed on the building's west façade. The sign shall comply with all other requirements of the UDO.

Standard Conditions of Approval

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.