

Date: December 20th, 2021

Project Name: Furniture Mall of Missouri

Project Address: 900 NW Blue Parkway, Lee's Summit, MO

Owner's Name: Jamie Winter

Attn: Director of Development Services

To Whom it May Concern:

In accordance with the Lee's Summit Building Code, we wish to apply for a modification to one or more provisions of the code as we feel that the spirit and intent of the Lee's Summit Building Code are observed and public health, welfare and safety are assured. The following articulates my request for your review and action:

1. Façade Materials

- a. We propose applying a wood-look steel siding system over a portion of the existing façade materials. The material is the Bellara Commercial Steel Siding System from Vicwest in Mountain Cedar Woodgrain Finish 18-2772. This material would make up 13.6% of the north façade and 23% of the east façade.
- b. We propose applying a new corrugated steel siding system over a portion of the existing façade materials as a back drop for the tenant's branded signage. The material is a PBD Corrugated Steel Siding System from MBCI with a 32" coverage width, in the color Black Coal. This material would make up 11.6% of the north façade, 26.5% of the east façade, 7.9% of the south façade, 3.5% of the west façade.
- c. According to Sec. 8.170 of the UDO, Metal "used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council" shall be used for all commercial/retail buildings located within the city. We feel that the two aforementioned materials are compatible with surrounding buildings and residential districts, complement the existing building materials, are aesthetically pleasing and enhance the architecture of the building overall while maintaining the branded identity of the tenant as established at their other locations.

2. Signage

- a. We propose a total of (5) logo wall signs, (5) brand-related wall signs (flag signs), (2) over-canopy signs, and (6) awning signs on this building. According to Table 9-1 of Section 9.260 of the UDO, the proposed sign types (awning, over-canopy, and wall) are allowed in zoning district CP-2 for a multi-tenant building, and the proposed signs meet the allowable height of 6 foot max. letter height.
Table 9-1 states the maximum number of signs for district CP-2 is (2) per tenant. However, we are proposing the logo wall signs in locations where there are existing wall signs on the building. These signs are comparable in scale to the existing signs that are part of the building as it was originally constructed. The signs are necessary to identify the building as a whole, and the signs are oriented to each street on which the premises

have frontage. The proposed signs do not disguise, obstruct, or detract from significant façade elements. The signs are attractive and functional for the type of establishment to which they pertain, and are in scale and architectural harmony with the building. The signs are designed and placed so as to appear an integral part of the building design, and to respect neighboring properties and the district in general. The signs are designed appropriately relative to the services of the establishment served.

- b. The awning and over-canopy signs have a special aesthetic unique to Furniture Mall of Missouri and are an integral part of their brand. The awning signs are necessary to identify the café within the premises, an additional feature of the building which will serve as an asset to the surrounding community. The awning signs meet the size requirements listed in the UDO. The over-canopy signs exceed the maximum square footage allowed as outlined in the UDO, however if their size were to be reduced, the scale would appear disproportionate to the scale of the building and its other signage elements.

Please don't hesitate to reach out if you need any additional information.

Best Regards,

Riley Hood

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