



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-176
File Name	SIGN APPLICATION – Libations & Co.
Applicant	Fossil Forge Design
Property Address	25 SE 3rd St.
Planning Commission Date	July 14, 2022
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering 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

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Attachments

Sign Elevations and Specifications – 5 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Fossil Forge Design
Applicant's Representative	Dave Eames
Location of Property	25 SE 3 rd Street
Size of Property	1,922.15 sf. (0.04 acres)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Downtown Activity Center
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 located at 25 SE 3 rd Street and is currently occupied by Libations & Co.

Description of Applicant's Request
This request is for Planning Commission approval of one (1) oversized projecting sign in addition to the two (2) existing wall signs. The projecting sign will be located on an angle at the northeast corner of the subject building. The proposed projecting sign will exceed the number and maximum area allowed by right per the UDO – 3 vs. 2 and 12 sq. ft. vs. 6 sq. ft. The Unified Development Ordinance (UDO) allows a maximum of two (2) attached signs by right in the CBD district. The UDO grants the Planning Commission the authority to approve signs exceeding the maximum size and number permitted.

2. Land Use

Description and Character of Surrounding Area
The site of the subject building is located in the heart of the historic Lee's Summit Downtown business district and was the former home of The Historic Stanley Event Space. The structures immediately adjacent to the subject property are 1 and 2 story brick buildings constructed in the late 1800s to early 1900s, excluding 100 SE 3 rd Street which was built in 2008.

Adjacent Land Uses and Zoning

North (across SE 3 rd St):	CBD (Planned Central Business District) – Country Club Bank
South:	CBD (Planned Central Business District) – The Stanley Event Space
East (across SE Douglas St):	CBD (Planned Central Business District) – Llywelyn's Pub, retail, and Poppy's Ice Cream
West:	CBD (Planned Central Business District) – Vacant

Site Characteristics

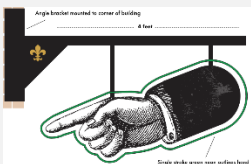
The late Victorian two-story brick building was constructed in 1910 and is located on the southwest corner of SE 3rd Street and SE Douglas Street.

Special Considerations

None

3. Project Proposal

Projecting Sign Standards

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (CBD)	--	2' (24") max.	Max. 6 sq. ft.	2 attached per tenant	External, indirect, halo, or Exposed Neon (not for the purpose of internal illumination)
Proposed Projecting	 (Northeast building corner)	--	12 sq. ft.	--	Exposed Neon

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 UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

The applicant proposes to install one (1) projecting sign, in addition to the two (2) existing wall signs. A maximum of two (2) attached (wall and/or projecting) signs are allowed by right per the UDO. The proposed projecting sign will exceed the maximum allowed by right per the UDO by 6 sq. ft.

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.
- 1910 – The current building was constructed on the subject site.
- May 20, 2010 – A sign permit (#S10-154) was administratively approved for installation of a 20 sq. ft. projecting sign.
- May 4, 2022 - A sign permit (#PRSGN2022-1855) was administratively approved for two (2) wall signs on the north and east building façades.

Existing Wall Signs				
Copy & Location	Letter Height	Sign Area	% of Façade	Lighting
"Libations & Co." North building façade	1' (12")	18.3 sq. ft.	0.92%	Exposed Neon
"Libations & Co." East building façade	1' (12")	18.3 sq. ft.	0.92%	Exposed Neon

Compatibility

The subject building is located at the southwest corner of SE 3rd Street and SE Douglas Street and occupies a location that is adjacent to street frontage on two (2) sides. The request for additional attached signage is not out of place given the mass, scale and position of the building. Planning Commission approval has been granted to three oversized (3) projecting signs immediately adjacent to the subject location.

A 20 sq. ft. projecting sign from the previous occupant of subject building (The Stanley Historic Event Space) was approved administratively on May 20, 2010. At the time of issuance, the UDO allowed administrative approval of projecting signs up to a maximum of 5% of the façade area. While the proposed 12 sq. ft. sign is larger than the UDO standard allows, it is 8 sq. ft. smaller than the previous sign.

Previously Approved Similar Sign Applications & Modifications				
Type of Appl.	Business	Zoning District	Ordinance Requirement for Administrative Approval	Approved by Planning Commission or City Council
SIGN	Country Club Bank	CBD	Number: 2 wall signs Size: 6 sq. ft. (projecting)	Number: 2 wall signs, 1 projecting

				Size. 10.25 sq. ft. (projecting)
SIGN	DTLS Apartments 114 SE Douglas St	CBD	Number: 2 attached signs Size: 6 sq. ft. (projecting) and 32 sq. ft. (monument)	Number: 6 attached signs Size: 20 sq. ft. (projecting) and 43 sq. ft. (monument)
SIGN	Reece Nichols 222 SW Main St	CBD	Number: 2 wall signs	Number: 3 wall signs
SIGN	Stuey McBrew's 321 SE Main St	CBD	Size (Projecting Sign): 6 sq. ft.	Size (Projecting Sign): 11.5 sq. ft.
SIGN	Dayton Hotel 9 SE 3rd St	CBD	Size (Projecting Sign): 6 sq. ft.	Size (Projecting Sign): 10.5 sq. ft.
SIGN	Stanley Event Space 308 SE Douglas St	CBD	Size (Projecting Sign): 6 sq. ft.	Size (Projecting): one 12 sq. ft. projecting sign
SIGN	Llywelyn's Pub 301 SE Douglas St	CBD	Size (Projecting Sign): 6 sq. ft.	Size (Projecting): one 12.6 sq. ft. projecting sign; and one 8.25 sq. ft. projecting sign

Recommendation

Staff believes the proposed third attached sign (two [2] existing wall signs and one [1] proposed projecting sign) are compatible for the area, proportional for the building and provides a reasonable means of identification for the tenant space. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. In addition to the two (2) attached signs permitted by right in the CBD district, one (1) 12 sq. ft. projecting sign shall be allowed for the building located at 25 SE 3rd Street.

Standard Conditions of Approval

2. A sign permit 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.