

DEVELOPMENT SERVICES

**Sign Application
Applicant's Letter**

Date: Wednesday, June 21, 2023

To:

Property Owner: SUMMIT NORTHRIDGE LLC

Applicant: Jessica Wardle

jwardle@yainc.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2023139

Application Type: Sign Application

Application Name: Summer Moon Coffee - Mural Sign

Location: 699 NW BLUE PKWY, LEES SUMMIT, MO 64086

Revised documents shall be uploaded to the application through the online portal.

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

Electronic copies shall be provided in the following formats

- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Planning Commission Presentation

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Analysis of Sign Application:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PROHIBITED MURAL TYPES. City ordinance prohibits the use of murals where the intended audience is commercial or actual or potential consumers, and where the content is commercial in character (Code of Ordinances, Chapter 21, Sec. 21-100.C.6). Inclusion of the business name and coffee cup in the graphic make the image commercial in nature and thus is not considered a mural under City ordinances, but rather a wall sign.

As a wall sign, the graphic is subject to the sign standards for the CP-2 zoning district outlined under UDO Section 9.260, Table 9-1. Please note that while murals may be painted onto a building, painted wall signs are prohibited under UDO Section 9.060.L. The prohibition against painted wall signs also applies to the proposed "Drive Thru" and "Oak Roasted Coffee" signs.

2. NUMBER OF SIGNS. Please note that the City's sign ordinance allows a maximum of 2 total wall signs by right for each tenant located in a multi-tenant building.

Engineering Review			Not Required
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Traffic Review	Erin Ralovo		Not Required
		Erin.Ravolo@cityofls.net	
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief	Not Required
		Jim.Eden@cityofls.net	
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