



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: April 8, 2026

PC 26-03 Mural Sign – Lee’s Famous Recipe Chicken

Property Information: Location: 400 Commerce Center Drive
Zoning: C-1 “General Commercial District”

Project Overview: The applicant, Jane Fiehrer, Sign Connection, is requesting approval of a mural on the north façade of the new Lee’s Chicken Restaurant. The mural is proposed to include commercial messaging, which requires approval from the Planning Commission per Section 1111.08(h)(9).

Comments: The proposed mural is 273 square feet and includes an image of a Lee’s Famous chicken and the wording “Famous”. Since the business sells chicken products and “famous” is part of the business name (Lee’s Famous Recipe Chicken), both items are considered to be commercial messaging.

Per Section 1111.08(h)(9): Murals that contain advertising or commercial messaging may be permitted per the approval of the Planning Commission, and the following factors shall be considered and weighed in determining whether a mural should be approved.

Building elevations and proposed rendering of the mural on Page 3

Mural Location

1. Murals shall not be located on the principal façade(s) of a building unless approved by the Planning Commission.

The proposed mural is located on the north façade of the building which faces the access drive to Walmart. The east elevation of the building faces Commerce Center Drive, but the building is designed with the front door on the north façade. Staff would consider the north façade to be the principal façade due to the building's design, but Planning Commission has the ability to approve the mural at that location.

2. Murals should not cover or detract from architectural features.

The proposed mural enhances the building as it is proposed to be installed on a blank brick wall.

3. The installation of a mural should complement and enhance the building and be incorporated architecturally into the façade.

Planning Commission will need to determine if the mural complements and enhances the building.

4. Murals should not be in an area which may cause undue distraction to drivers, thereby creating a safety hazard.

The proposed mural is incorporated into a blank brick wall and is proposed to utilize similar earth tone colors as the building.

Mural Design and Materials

1. The scale of the mural should be appropriate to the building and the site.

The proposed mural is approximately one-third the size of the north elevation. It appears to be in scale with the building's design.

2. The theme of the mural should be appropriate within the context of the surrounding area and complement the existing character.

The theme and design of the mural complements the business it is located on.

3. The name of the artist or sponsor of the mural may be incorporated into the mural but shall not exceed five percent of the design or two square feet in area, whichever is less.

The name of the artist is not incorporated into the mural.

4. The paint utilized for the mural should be intended for exterior use, have a waterproof seal coating, and of sufficient quality which will not

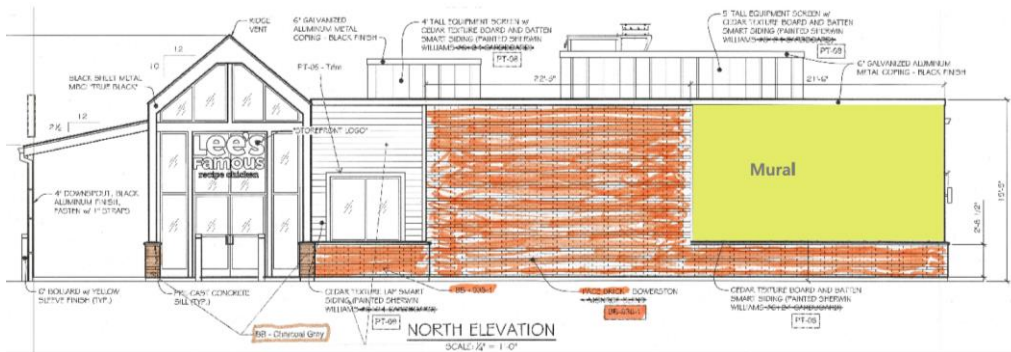
corrode or compromise the integrity of the surface to which it is applied.

The applicant has noted that the mural will conform to these regulations.

- 5. Reflective, neon, and fluorescent paints should not be used.

Reflective, neon, and fluorescent paints are not proposed.

Proposed north elevation of the building with the location of the proposed mural



Proposed east elevation facing Commerce Center Drive



Proposed mural design

