



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-066 and PL2022-067
File Name	PRELIMINARY DEVELOPMENT PLAN and SPECIAL USE PERMIT for Gerber Collision
Applicant	Burman Companies
Location	575 NW Blue Pkwy
Planning Commission Date	April 28, 2022
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: January 11, 2022
Neighborhood meeting conducted:
Newspaper notification published on: April 9, 2022
Radius notices mailed to properties within 300 feet on: April 8, 2022
Site notice posted on: April 8, 2022

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	5
6. Analysis	6
7. Recommended Conditions of Approval	8

Attachments

Transportation Impact Analysis by Brad Cooley, PE, dated April 19, 2022 – 2 pages
Stormwater Report by Anderson Engineering, dated February 25, 2022 – 5 pages
Preliminary Development Plan, dated March 21, 2022 – 10 pages

Modification Request, dated March 21, 2022 – 1 page
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Burman Companies/Developer
Applicant’s Representative	Michelle Anglin
Location of Property	575 NW Blue Pkwy
Size of Property	Lot 3B-1 – 2.12 acres (92,558 sq. ft.) Lot 3B-2 – 0.85 acres (37,222 sq. ft.) 2.97 acres (129,780 sq. ft.) total lot area
Number of Lots	2 Lots
Building Area	Lot 3B-1 – 14,200 sq. ft. (proposed) Lot 3B-2 – 9,600 sq. ft. (existing) 23,800 total building area
FAR (Floor Area Ratio)	Lot 3B-1 – 0.13 (proposed) Lot 3B-2 – 0.26 (existing) 0.18 – proposed total FAR
Parking Spaces – Required	Lot 3B-1 – 33 Lot 3B-2 – 22 (existing)
Parking Spaces – Proposed	Lot 3B-1 – 46 (proposed) Lot 3B-2 – 22 (existing)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Downtown Activity Center
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and proposed special use permit. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p> <p>A special use permit shall be valid for a specific period of time if so stated in the permit.</p>

Current Land Use

The subject property is currently a single 2.97-acre lot with an existing single-story 9,600 sq. ft. commercial building located at the south west corner of the property.



Description of Applicant’s Request

The applicant proposes a preliminary development plan (PDP) and special use permit (SUP) to construct and operate a new 14,200 sq. ft. collision repair center on the subject property for a period of twenty (20) years. As part of the proposed plan, the existing single driveway connection from the private street (NW Park Ln) will be removed and replaced with four separate connections serving the proposed building and parking lot. No cross-access is proposed between the existing and proposed building sites. No other changes to the existing building and parking lot are proposed.

The applicant has also submitted a minor plat (#PL2022-068) to split the property into two lots. The minor plat application has been reviewed by staff and is administratively approvable pending final disposition of the pending PDP & SUP.

The applicant has requested approval of a modification to the minimum parking lot set back requirements.

2. Land Use

Description and Character of Surrounding Area

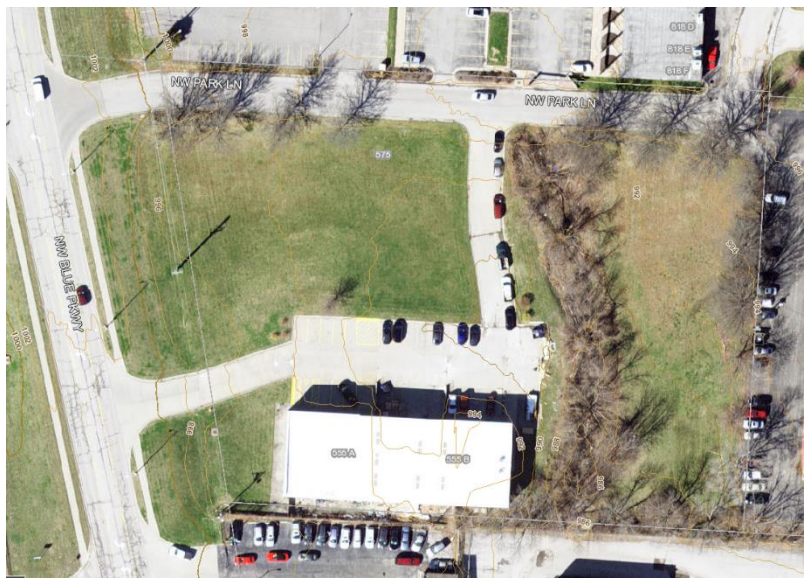
The subject site is located on the east side of NW Blue Parkway and is bordered by CP-2 zoned properties on the north and south. Adjacent to the eastern property line are the RP-4 zoned Park Lane West Condominiums. The MoDOT commuter parking lot and US 50 highway are located across NW Blue Parkway to the west. The character of the surrounding area can be categorized as auto-centric with 3 car dealerships and 2 collision centers within the general area of the proposed site.

Adjacent Land Uses and Zoning

North:	Restaurant & office / CP-2
South:	Car dealership & collision repair center / CP-2
East:	Lane West Condominiums / RP-4
West (across NW Blue Pkwy):	MoDOT commuter parking lot & US 50 Highway

Site Characteristics

There is an existing single-story 9,600 sq. ft. commercial building and 22-stall parking lot located at the southwest corner of the property. The remaining property is a relatively flat lot with a wooded drainage ditch bisecting the eastern third of the property from the north to south.



Special Considerations

No changes to the existing building and parking lot are proposed.

3. Project Proposal

Site Design (Lot 3B-1)

Land Use	
Impervious Coverage:	68%
Pervious:	32%
TOTAL	100%

Parking (Lot 3B-1)

Proposed		Required	
Total parking spaces proposed:	46	Total parking spaces required:	33
Accessible spaces proposed:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design (Lot 3B-1)

Number and Proposed Use of Buildings
1 building / collision center
Building Height

26'
Building Size
14,200 sq. ft.
Number of Stories
1 story
Floor Area Ratio
Lot 3B-1 – 0.13 (0.55 Max in the CP-2 zoning district)

Setbacks (Perimeter) – (Lot 3B-1)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	76' 6" (Building) / 20' (Parking)
Side	10' (Building) / 6' (Parking)	15' (Building) / 3' (Parking)*
Rear	20' (Building) / 20' (Parking)	187' 10' (Building) / 20' (Parking)

*Requires a modification.

4. Unified Development Ordinance (UDO)

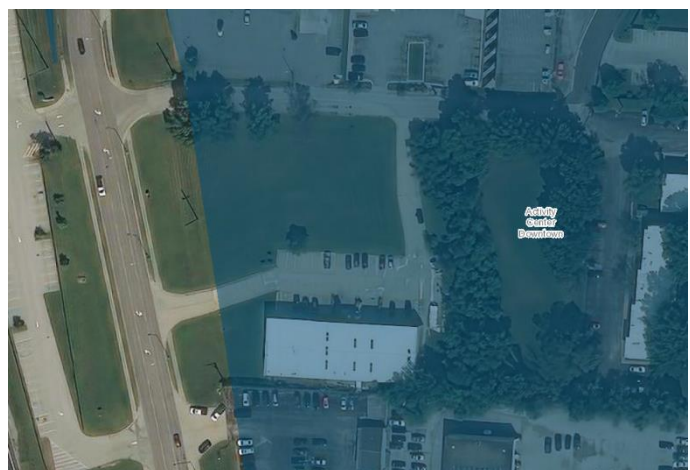
Section	Description
2.260,2.300	Preliminary Development Plan
4.190	Zoning Districts
6.640, 6.50, 6.440	Special Use Permits
8.170	Design Standards

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3.A -Build an adaptable framework for continued growth in a changing environment.

The 2021 Ignite Comprehensive Plan land use map identifies the subject site’s future recommended land use as Downtown Activity Center. An objective established by the Comprehensive Plan is to increase private sector investment in Lee’s Summit by stimulating continued economic development investment and reinvestment by the private sector in Lee’s Summit.

Maintaining a diverse and valuable tax base to foster a positive return on investment as the community grows so the community continues to



enjoy the finest quality services and infrastructure is an additional objective set out by the adopted Comprehensive Plan.

If approved, the proposed PDP will meet the above goals and objectives of the Comprehensive Plan with the continued investment into the economic development and growth of the City. The proposed development will aid in creating a strong, high-quality commercial base that provides diversified, accessible, and convenient services to meet the changing needs of the community.

6. Analysis

Background and History

- July 2, 1954 – The final plat (Appl. #1954-015) for McCord Addition was approved by Jackson County, MO.
- June 27, 1956 – The subject site was annexed into the City by Ordinance No. 484 and retained its existing zoning district of AG (Agricultural).
- January 18, 1965 – The City Council approved a rezoning (Appl. #1965-021) from AG (Agricultural) to C-B (now CP-1) by Ordinance No. 910.
- November 13, 1979 – The City Council approved a rezoning (Appl. #1979-026) from C-B (now CP-1) to C-1 (now CP-2) by Ordinance No. 2066.
- June 16, 1986 – The minor plat (Appl. #1986-180) for *McCord Addition Replat of Lot 3* was approved.
- April 2, 1991 – The City Council approved a final development plan (Appl. #1991-055) for Home & Hearth located at 555 NE Blue Parkway.

Compatibility

The proposed building materials utilized in the design of the proposed building include a combination of concrete block, EIFS, aluminum/glass storefront windows and cultured stone. The proposed building materials are compatible with the design and construction of existing commercial and industrial buildings in the surrounding developments and throughout the community.

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area. The proposed use is substantially consistent with the existing uses on properties in the surrounding area.

The proposed use is not expected to create excessive noise and air pollution for the area as all work will be completed within the proposed building.

Stormwater Analysis

The applicant has submitted a Preliminary Stormwater Management & Drainage Report, dated February 25, 2022, that is incomplete. The applicant has not provided the following:

- A site-specific layout of the proposed detention facilities
- Site-specific design information (i.e. allowable and proposed release rates, storage volumes, stormwater routing, proposed points of interest drainage map, water quality standards, etc.)
- A stormwater evaluation using the correct methodology
- Adequate existing conditions information (i.e. existing points of interest drainage map, etc)
- Discussion of proposed stormwater mitigation measures

City Staff did perform an independent preliminary analysis of the surrounding drainage conditions and the potential impacts from the proposed development and are of the opinion that the detention measures will be able to be accommodated on the site. A more detailed stormwater drainage report will be required to be submitted, reviewed and accepted prior to any final development plan approval or the issuance of any land disturbance, site development or building permits.

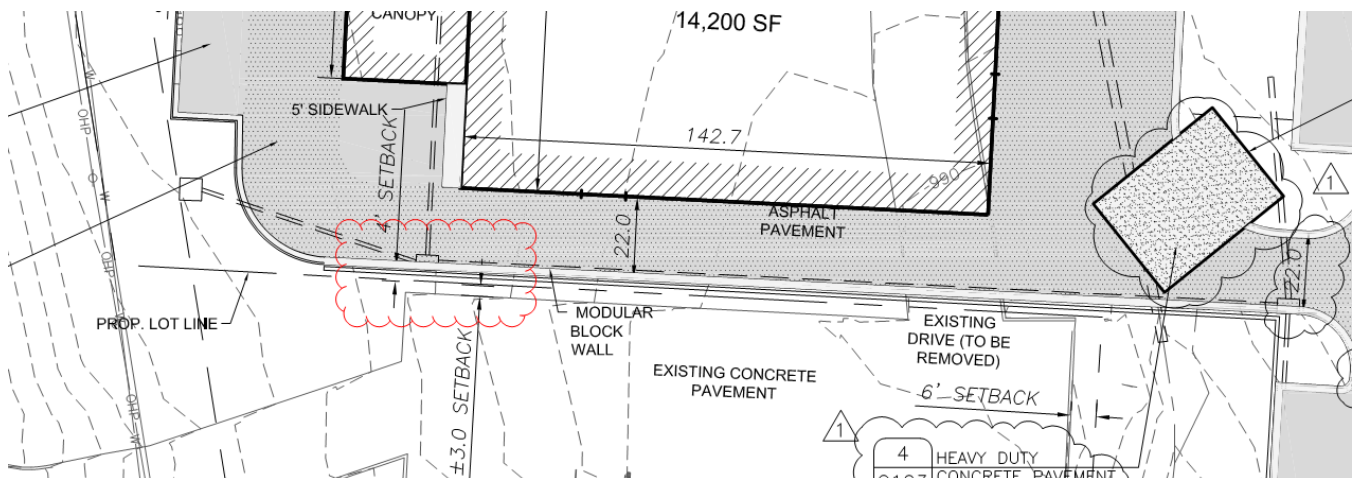
Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. For street access, sanitary sewer and water, the proposed development will utilize the existing infrastructure network. It should be noted that the abutting NW Park Ln is a private street. Stormwater management will be provided for by the construction of an onsite detention basin.

Modifications

Minimum Parking Lot Setback. Modification requested. **Staff supports requested modification.**

- **Required** – All vehicle parking lot shall be setback six (6) feet from interior lot lines when not part of a shared parking model.
- **Proposed** – The applicant has submitted a minor plat (#PL2022-068) under separate application to create two (2) lots at the subject site. The new proposed lot line will create a situation where the existing parking lot will be set back 3 feet and the propose new drive lane on the south side of the building will be set back 4 feet.
- **Recommendation** –The requested setbacks are a result of the applicant’s desire to maximize the useable area of the site; work within the conditions of the existing parking lot at Home & Hearth; and accommodate the needed turning movements of vehicles. Given the constraints of the site and the negligible impact to surrounding properties, staff finds the requested modification to be reasonable and supports the request.



Special Use Permit Conditions

The proposed project is meeting the four conditions placed on automotive repair services by the UDO as outlined here:

1. All activities will be conducted within a building;
2. There will be no outside storage;

3. The proposed use will not generate noise, odors, or fumes that can be detected beyond the walls of the building;
4. All overhead doors will remain closed to eliminate associated noise from the propose uses as it is within 300 feet of a residential district.

Special Use Permit Time Period

The applicant requests the special use permit be granted for a period of 20 years. Special use permits for similar new construction developments have typically been granted time periods of 10 to 20 years.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the required minimum six (6) foot parking lot setback from an internal lot line to allow for a three (3) foot setback from the existing parking lot and a four (4) foot setback from the proposed drive lane as depicted on sheet C103 of the preliminary development plan dated March 21, 2022.
2. Development shall be in accordance with the preliminary development plan dated March 21, 2022.
3. The special use permit shall be granted for a period of 20 years.

Standard Conditions of Approval

4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
5. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
6. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
7. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
8. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
9. A revised Stormwater Drainage Study shall be submitted to, reviewed and approved by the City prior to approval of any final development plan to address all outstanding discrepancies identified by City staff.
10. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire

fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

11. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
12. All site lighting shall comply with the established UDO requirements of Article 8.