



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-057 – PRELIMINARY DEVELOPMENT PLAN – Colbern Road Investments - Senior Living Facility
Applicant	Engineering Solutions, LLC, applicant
Location	900 NE Colbern Rd
Planning Commission Date Heard by	May 11, 2023 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Aimee Nassif, AICP, Deputy Director of Development Services Sue Pyles, PE, Development Engineering Manager

Public Notification

Pre-application held: January 31, 2023
Neighborhood meeting conducted: April 18, 2023
Newspaper notification published on: April 22, 2023
Radius notices mailed to properties within 300 feet on: April 3, 2023
Site notice posted on: April 22, 2023

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Attachments

Transportation Impact Analysis by Susan Barry, PE PTOE, dated April 28, 2023 – 3 pages
Preliminary Development Plan, dated March 7, 2023 – 17 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Developer
Applicant's Representative	Matt Schlicht
Location of Property	900 NE Colbern Rd
Size of Property	10.62 acres (462,581.52 sq. ft.) - Lot 4 7.01 acres (305,509.05 sq. ft.) – Tract A 17.63 acres (768,090.57 sq. ft.) - Total
Number of Lots	1 Lot 1 Tract
Building Area	101,280 sq. ft.
Building Height	47' 3"
Number of Buildings	1
FAR (Floor Area Ratio)	0.13
Parking Spaces – Required	214
Parking Spaces – Proposed	214
Zoning (Existing)	CS (Planned Commercial Services District) CP-2 (Planned Community Commercial District)
Zoning (Proposed)	PMIX (Planned Mixed Use District) (by separate application)
Comprehensive Plan Designation	Commercial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. 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>

Current Land Use

The subject 17.63-acre property is currently unplatted, undeveloped vacant ground located approximately 450' east of the intersection at NE Rice Rd. and NE Rice Dr.



Description of Applicant's Request

The applicant is seeking approval of a preliminary development plan (PDP) to construct a 101,208 sq. ft. senior living facility. The proposed development will include memory care, independent living and assisted living components.

The subject application is limited to the PDP (PL2023-057) for development of a senior living facility; no other lots are being proposed for development at this time. A companion application (PL2023-056) for approval of a proposed rezoning and conceptual PDP on this agenda has also been applied for. Approval of this PDP (PL2023-057) is contingent upon the approval of the associated rezoning and conceptual PDP (PL2023-056).



2. Land Use

Description and Character of Surrounding Area

The surrounding properties to the north and east are currently unplatted, vacant and undeveloped. The property to the north is zoned AG and is currently owned by Property Reserve Inc. South of the subject site is the CP-2 zoned newly-constructed Mid Continent Public Library. Located west of the project site is

the CS zoned US Post Office and Midland Marble & Granite lots. East of the subject site is an undeveloped large lot.

Adjacent Land Uses and Zoning

North:	Vacant / AG
South:	Mid Continent Public Library / CP-2
East:	vacant lot / CP-2
West:	US Post Office and Midland Marble & Granite / CP-2

Site Characteristics

The site is an undeveloped lot that generally slopes from the west to the east. The property has been historically utilized for hay production and shows the typical indications of a lot used for agricultural purposes. A large pond is located on the eastern portion of the property.



Special Considerations

None

2. Project Proposal

Site Design

Land Use	
Impervious Coverage:	26%
Pervious:	74%
TOTAL	100%

Parking

Proposed	Required
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Total parking spaces proposed:	204 standard stalls 10 ADA stalls 214 total spaces	Total parking spaces required:	214
Accessible spaces proposed:	10	Accessible spaces required:	7
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1 / Senior living facility with memory care, independent living and assisted living components.
Building Height
47' 3"
Building Size
101,280 sq. ft.
Number of Stories
4 story
Floor Area Ratio
0.13 – proposed total FAR (max established as part of zoning approval for each development)

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	75.58' (Building) / 20' (Parking)
Side	10' (Building) / 6' (Parking)	143.06' (Building) / 15.75' (Parking)
Rear	20' (Building) / 20' (Parking)	128.5' (Building) / 54' (Parking)

4. Unified Development Ordinance (UDO)

Section	Description
2.260,2.300	Preliminary Development Plan
4.190	Zoning Districts

5. Comprehensive Plan

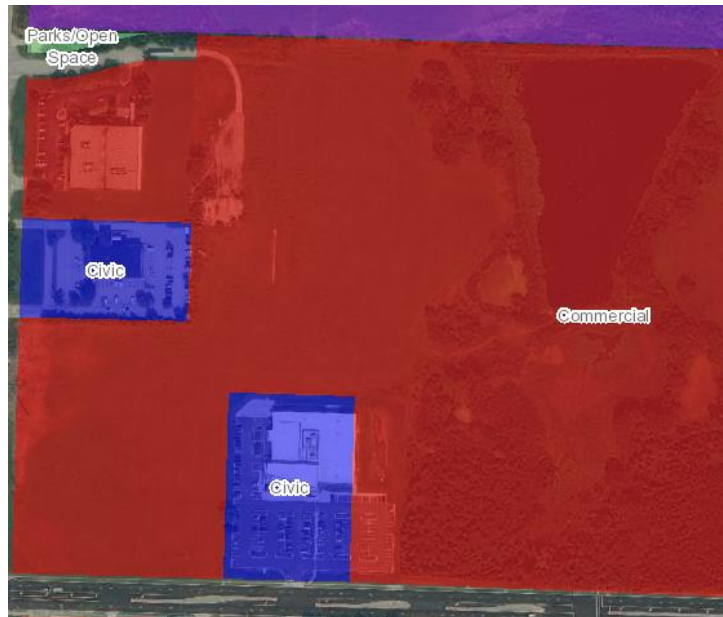
Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2B – Create and maintain a variety of housing options, styles and price ranges.
Resilient Economy	Goal 3.3.A – Build an adaptable framework for continued growth in a changing environment.

Land use & Community Design	Goal 3.7.A – Promote sustainable land use to meet the needs of the future.
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The 2021 Ignite Comprehensive Plan land use map identifies the subject site’s future recommended land use as Commercial. The proposed senior residential facility is part of a larger, mixed use development which aligns with the land use map.

One objective established in the Comprehensive Plan is to stimulate continued economic development investment by the private sector. The subject application meets this goal by developing a long vacant property in Lee’s Summit.

In addition to the economic development goals of the Comprehensive Plan the subject development is meeting the established goal of providing additional housing and care options for senior residents of the community.



Since 2016, the City of Lee's Summit has committed to participate in the Mid-America Regional Council's (MARC) Community for All Ages recognition program. The goals of this program were established to create and implement plans and policies to address the City's changing demographics. The recognition program encourages communities to respond positively to the rapid increase in the older adult population and to adopt policies and programs that make the region a great place for residents of all ages to live and age well.

The proposed senior living facility will meet the goals of the Community for All Ages program by providing a range of living and care options for our aging residents. The spectrum of living and care options (independent care, assisted living and memory care) will afford residents an opportunity to age in place.

6. Analysis

Background and History

- September 15, 1959 – The subject property was annexed into the City by Ordinance No. 584.

Compatibility

The proposed building materials utilized in the design of the proposed senior facility include a combination of brick, fiber cement panel, lap siding, Nichiha panels, asphalt shingles and standing seam metal roofing. The proposed building materials are compatible with the design and construction of existing senior care facilities and multi-family structures in the surrounding developments and throughout the community.

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property.

Public Services

The proposed development is not expected to impede the normal and orderly development and improvement of the surrounding property. The proposed development will be required to construct the public water, sanitary, street and storm improvements required for this development and will tie into the surrounding public infrastructure.

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. Development shall be in accordance with the preliminary development plan dated March 7, 2023.
2. Development shall be in accordance with the Transportation Impact Analysis by Susan Barry, PE PTOE, dated April 28, 2023.
3. Approval of this PDP (PL2023-057) shall be contingent upon the approval of the associated rezoning and conceptual PDP (PL2023-056).

Standard Conditions of Approval

4. 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.
5. 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).
6. 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.
7. 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.
8. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
11. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

12. 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.
13. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
14. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
15. 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.
16. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
17. IFC 503.3 - 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
18. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING. "Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".
19. A plat shall be approved and recorded prior to any building permits being issued.