



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-024
<b>File Name</b>	Preliminary Development Plan – Mid-Continent Public Library – Lee's Summit Branch
<b>Applicant</b>	Mid-Continent Public Library
<b>Property Address</b>	150 NW Oldham Pkwy.
<b>Planning Commission Date</b>	April 8, 2021
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: October 9, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 was suspended during the period of the Emergency Declaration which ended on March 31, 2021. Pursuant to the Mayor's Emergency Order, Applicants were encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: March 27, 2021

Radius notices mailed to properties within 300 feet on: March 3, 2021

Site posted notice on: March 4, 2021

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### Table of Contents

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

**Attachments**

Transportation Impact Analysis prepared by Brad Cooley, dated March 29, 2020 – 2 pages

Preliminary Storm Water Management Study by Olsson, dated January 2021 – 8 pages

Preliminary Development Plan, dated October 12, 2020 – 34 pages

Sign Elevations, dated March 18, 2021 – 1 page

Modification request letter, dated January 22, 2021 – 2 pages

Location Map

**1. Project Data and Facts**

<b>Project Data</b>	
<b>Applicant/Status</b>	Mid-Continent Public Library/Owner
<b>Applicant’s Representative</b>	Jake Wimmer/Owner Representative
<b>Location of Property</b>	150 NW Oldham Parkway
<b>Size of Property</b>	±1.63 Acres
<b>Zoning</b>	CP-2 (Planned Community Commercial District)
<b>Comprehensive Plan Designation</b>	Public/Semi-public
<b>Procedure</b>	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.
<b>Duration of Validity</b>	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.

<b>Current Land Use</b>
The subject property is currently the location of an existing Mid-Continent Public Library branch.

<b>Description of Applicant’s Request</b>
The applicant is seeking approval of a preliminary development plan to construct a 6,100 sq. ft. addition to the existing library building. The applicant is also proposing to complete a renovation to the existing building façade and parking lot.

**2. Land Use**

<b>Description and Character of Surrounding Area</b>
The surrounding properties to the north, east and west are commercially zoned parcels with various service and retail businesses. The Highway Lane Addition residential subdivision constructed in the early 1950s is located to the south of the subject property.

**Adjacent Land Uses and Zoning**

<b>North:</b>	CP-2 - Summit Shopping Center
<b>South:</b>	R-1 – Highway Lane Addition residential subdivision
<b>East (across SW McClendon Dr.):</b>	CP-2 – First Community Bank
<b>West:</b>	CP-2 - Summit Shopping Center

<b>Site Characteristics</b>
The subject property is the location of an existing 16,500 sq. ft. library.

<b>Special Considerations</b>
The existing library building will remain in whole.

**3. Project Proposal**

**Site Design**

<b>Land Use</b>	
Impervious Coverage:	66%
Pervious:	34%
<b>TOTAL</b>	<b>100%</b>

**Parking**

<b>Proposed</b>		<b>Required</b>	
Total parking spaces proposed:	68	Total parking spaces required:	66
Accessible spaces proposed:	4	Accessible spaces required:	3
Parking reduction requested?	No	Off-site parking requested?	No

**Structure(s) Design**

<b>Number and Proposed Use of Buildings</b>
1
<b>Building Height</b>
22'
<b>Number of Stories</b>
1 story
<b>Floor Area Ratio</b>
0.31 (0.55 Max)

**4. Unified Development Ordinance (UDO)**

<b>Section</b>	<b>Description</b>
2.040,2.260,2.300,2.320	Preliminary Development Plans
8.120,8.170,8.180	Design Standards
6.020	Permitted, conditional and special use tables

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Public Facilities And Services	Objective 6.3

## 6. Analysis

### Background and History

- February 14, 1957 – The City Council approved the rezoning from A (now AG) to C (now CP-2) (Appl. #9024) for Summit Shopping Center by Ord. # 507.
- December 5, 1989 – The City Council approved the final site plan (Appl. #1989-083) for Mid-Continent Public Library.

### Compatibility

The property is located at the intersection of NW Oldham Parkway and SW McClendon Drive. The elevations of the proposed structure will be a combination of aluminum composite metal (ACM) panels, masonry brick and glass. The 2005 Lee’s Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as public/semi-public. The proposed land use and building is in substantial compliance with the Lee’s Summit Comprehensive Plan.

### Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The applicant has demonstrated an overall decrease in the amount of impervious area on the site, thus decreasing the amount of stormwater runoff. No stormwater detention is required for the proposed improvements.

### Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The existing road network has sufficient capacity to accommodate the proposed use; no improvements are required as part of the proposed development.

### Unified Development Ordinance

The CP-2 zoning district allows for certain non-commercial uses including libraries. Should the requested preliminary development plan be granted, the proposed development would satisfy any requirements applicable to the zoning district pursuant to UDO.

### Building Materials. Conditional material proposed.

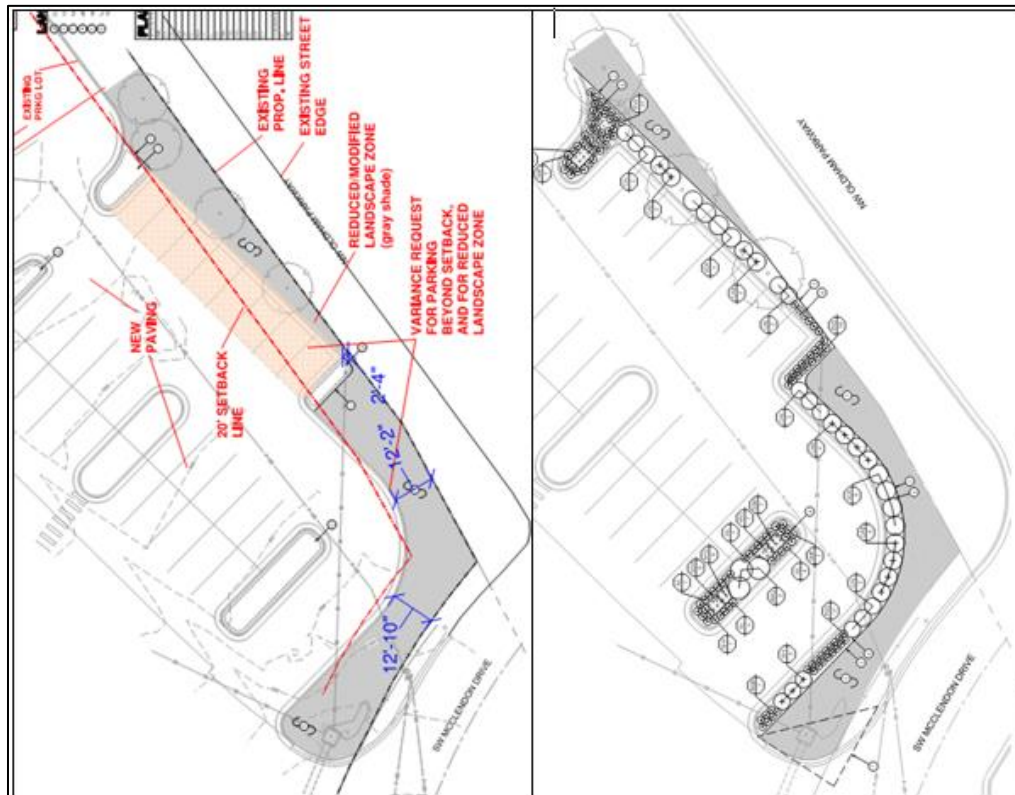
The applicant has requested the use of aluminum composite metal (ACM) panels. The UDO restricts building materials to masonry, concrete, stucco, and glass. Metal is limited to an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

As the quality of architectural metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. This proposed material is consistent with other recently approved developments in the City such as churches, car dealerships and the recently approved library branches at 2240 SE Blue Pkwy and 1000 NE Colbern Rd. The other materials proposed for the remaining portions of the elevations will be a combination of masonry brick, glass and aluminum framed clear glass windows.

**Modifications**

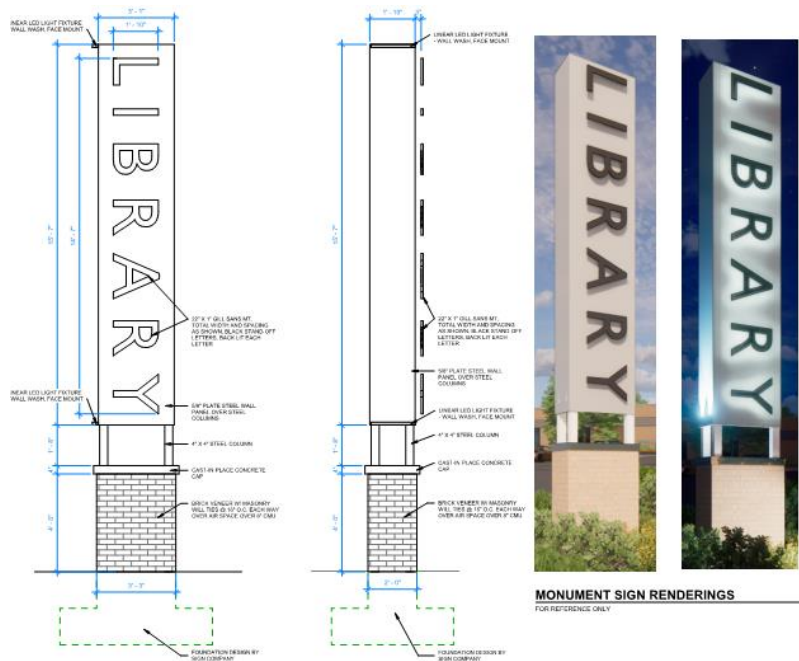
**Parking lot setback.** Staff supports the requested modification.

- Required - The UDO requires parking lots to be set back a minimum 20' from any public right-of-way.
- Proposed - The applicant proposes to reduce the required parking lot setback from 20' to 2'4" along the east property line adjacent to NW Oldham Parkway and 12'10" along the south property line adjacent to SW McClendon Drive.
- Recommended – Staff supports the requested modification. The proposed parking lot is a continuation of an existing parking lot on the Summit Shopping Center property. Adjacent to NW Oldham Parkway the existing parking lot location varies from an approximate 17' encroachment into the ROW at the north end of the property down to a 13' setback from the ROW at the south end of the property. The parking spaces which are forward of the 20' setback are at an angle, with the average setback being approximately 10', instead of 20'. The property line and ROW line is currently 20' from the street edge; therefore the proposed parking spaces are an average of approximately 30' from the street edge. To mitigate the negative impacts the reductions may cause, the applicant proposes installing screening in the form of bushes along the back of the parking spaces.



**Pillar Sign Height.** Staff supports the requested modification.

- Required - The UDO establishes a 20' maximum height for pillar signs.
- Proposed - The applicant proposes to in a 21' 7" tall pillar sign adjacent to the driveway entrance on SW McClendon Drive.
- Recommended – Staff supports the requested modification. Given the location and proximity to US 50 Highway staff believes the pillar sign is compatible for the area, proportional for the building and provides a reasonable means of identification for the development.



**Pillar Sign Standards**

	Copy & Location	Height	Sign Area	Number of Signs	Lighting
<b>UDO Standards (CP-2)</b>	--	20' (240") max.	70 sq. ft.	1 per street frontage; maximum of 2	External indirect Halo Internal
<b>Proposed Pillar Sign</b>	"Library" Adjacent to SW McClendon Drive near the driveway entrance	21' 7" (259")	66.5 sq. ft.	1	External indirect & Halo

**Recommendation**

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

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. A modification shall be granted to reduce the required parking lot setback from 20' to 2'4" along the east property line adjacent to NW Oldham Parkway and 12'10" along the south property line adjacent to SW McClendon Drive.
2. A modification shall be granted to allow a 21' 7" pillar sign as shown on the signage elevations dated March 18, 2021.
3. The use of aluminum composite metal (ACM) panels shall be granted as a conditional material as shown on the building elevations date stamped October 12, 2020.

### **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. All permanent off-site easements (if needed), in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
8. Private parking lots shall follow the Unified Development Ordinance for pavement thickness and base requirements.
9. 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.