

Summit Park Church Preliminary Development Plan

File #PL2021-283

October 19, 2021



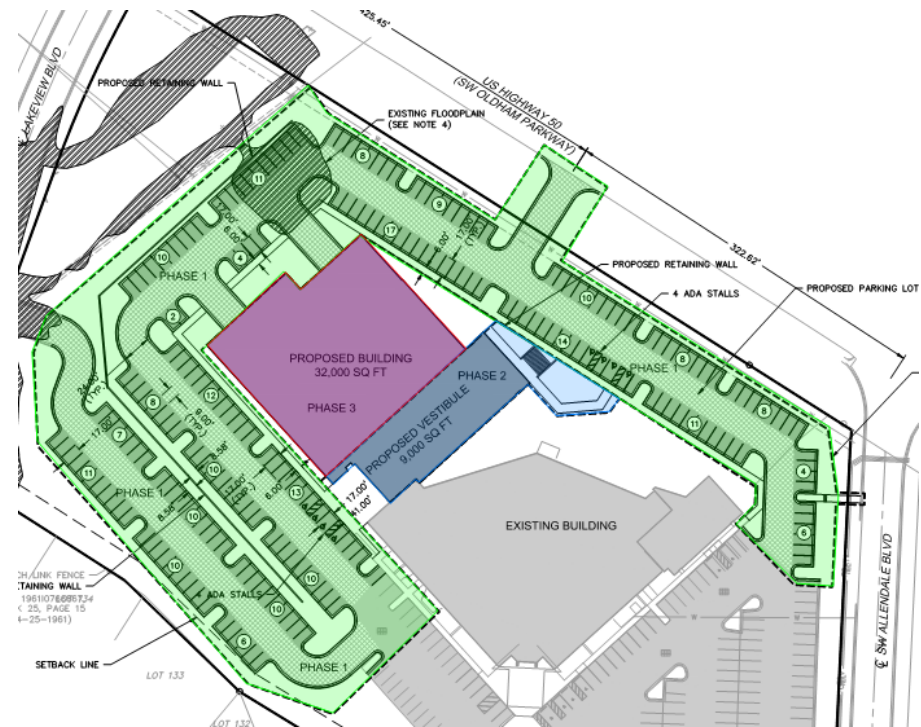
LEE'S SUMMIT
MISSOURI

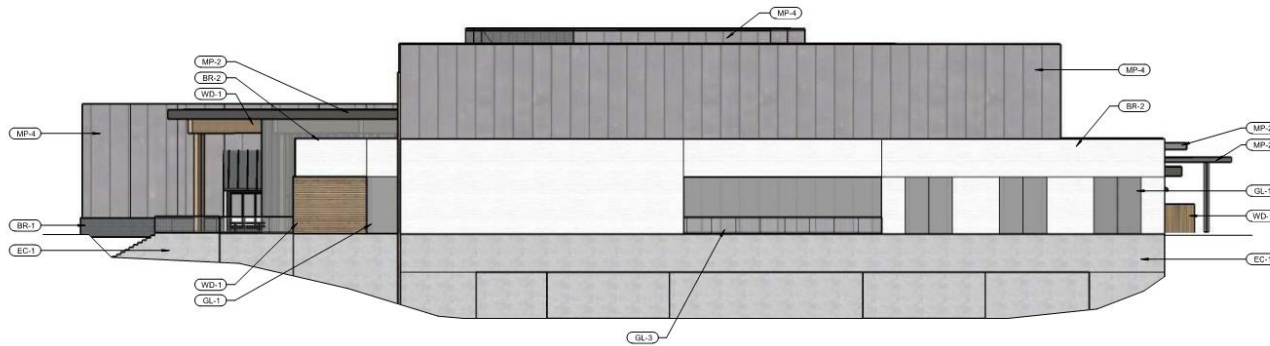
Yours Truly





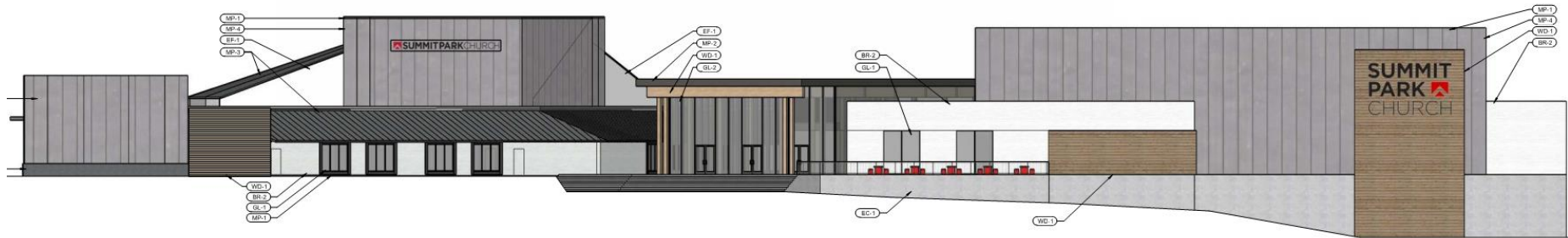
- 8.02 acres
- Zoned RP-2 and RP-3
- Existing 33,000 sq. ft. bldg. w/ 245 existing parking spaces
- 3-phase expansion
 - Phase 1: 150-space parking expansion (*shown in green*)
 - Phase 2: 9,000 sq. ft. bldg addition (*shown in blue*)
 - Phase 3: 23,000 sq. ft. bldg addition (*shown in purple*)
- Full build-out
 - 65,000 sq. ft. bldg.
 - 395 on-site parking spaces + 75 add'l off-site spaces at adjacent Summit Park Church office building (470 total available spaces)





NORTHWEST ELEVATION

Exterior materials:
brick, aluminum
composite metal
(ACM) panels,
EIFS, exposed
concrete and
engineered wood

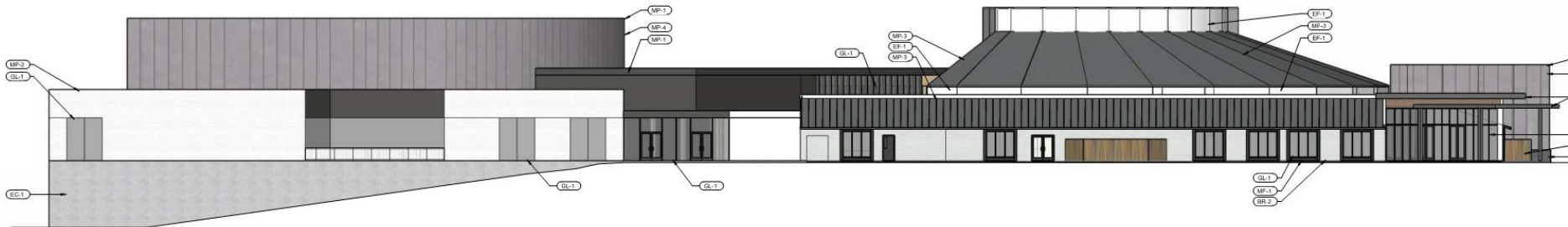


NORTHEAST ELEVATION

ACM panel usage: 52% north elevation; 32% east elevation; 30% south elevation; and 7% west elevation



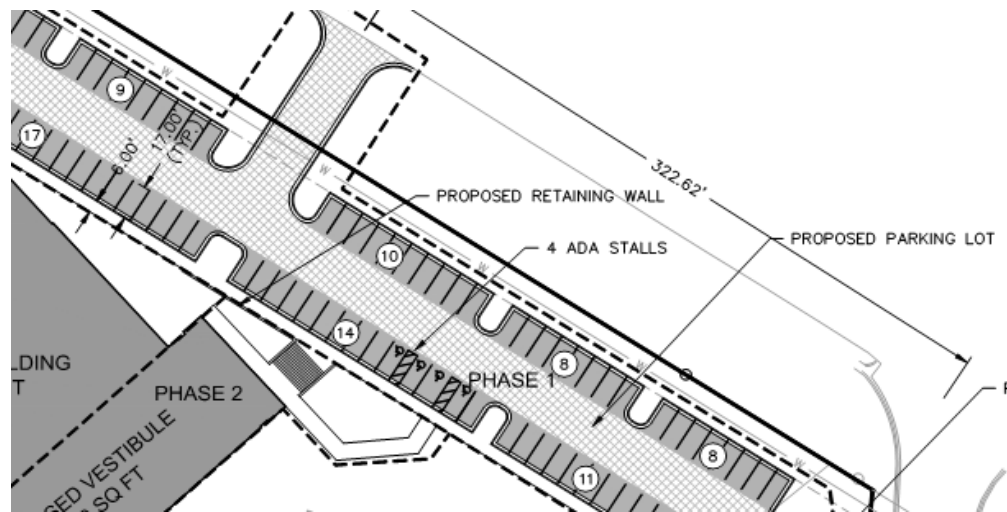
SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

ACM panel usage: 52% north elevation; 32% east elevation; 30% south elevation; and 7% west elevation

- **Required** - The UDO requires parking lots to be set back a minimum 20' from any public right-of-way.
- **Proposed** - The propose parking expansion is set back approximately 15' along the SW Oldham Pkwy right-of-way.
- **Recommended** – Staff supports the requested modification. Common to properties in the City along US 50 Hwy and M-291 Hwy is the presence of an excess amount of right-of-way width that results in parking lots with reduced setbacks from the right-of-way yet still maintain a significant amount of separation between the parking lot boundary and the actual highway and / or frontage road travel lanes. In this particular case, the parking lot is set back 15' along the SW Oldham Pkwy frontage road vs. the minimum required 20'. However, the parking lot is set back approximately 72' from the SW Oldham Pkwy travel lanes. Along SW Oldham Pkwy, it is not unusual to see existing development with as little as 0' parking lot setback that maintain at least 20' of separation between the parking lot and frontage road travel lanes.



- Existing church was developed in 1988.
- Churches are an allowed use in the RP-2 and RP-3 zoning districts.
- Church is compatible with abutting residential land uses to the south.
- Church serves as a transitional use and buffer between US 50 Hwy corridor and residential to the south.
- Existing mature treeline between the church and residential subdivision will be preserved and supplemented where needed.



1. A modification shall be granted to the minimum 20' parking lot setback from the right-of-way, to allow a 15' parking lot setback along SW Oldham Pkwy.
2. The applicant shall be required to obtain a floodplain development permit at the time of final development plan for the impacted parking lot expansion.
3. Development shall be in accordance with the preliminary development plan dated August 23, 2021, including the approval of architectural metal panels as depicted on the preliminary architectural elevations.