

City of Lee's Summit

Department of Planning & Codes Administration

July 8, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director *Wf For RGM*
RE: **PUBLIC HEARING – Appl. #PL2016-097 – PRELIMINARY DEVELOPMENT PLAN
– QuikTrip, 800 NE Woods Chapel Rd; QuikTrip, applicant**

Commentary

This preliminary development plan is for the redevelopment of the existing QuikTrip site at the northeast corner of NE Woods Chapel Road and NE Ralph Powell Road. The existing 4,300 sq. ft. convenience store, 16 fueling stations and canopy are proposed to be demolished and replaced with a 5,858 sq. ft. convenience store, 20 fueling stations and canopy. The proposed convenience store is QuikTrip's Generation III design, which has a primarily brick exterior with porcelain tile accents used on the building's front and both side entry features. The fueling station canopy columns use brick from top to bottom.

The applicant requests modifications to the following UDO requirements: the maximum impervious coverage allowed, the minimum open area, the percent of parking and drive aisles devoted to landscape islands, mechanical unit screening, trash enclosure screening, under-canopy lighting levels, parking lot light pole height, the maximum number of heads allowed on parking lot lighting fixtures within the 100' perimeter area, and automatic door locks.

- 5,858 square foot building
- 0.06 floor area ratio (FAR) – 0.55 maximum permitted
- 83.4% impervious coverage – 80% maximum permitted
- 16.6% open area – 20% minimum open area required
- 64 parking spaces provided; 52 spaces required

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the 80% maximum impervious coverage permitted, to allow for up to 83.4% impervious coverage.
2. A modification shall be granted to the 20% minimum open area requirement, to allow for a minimum open area of 16.6%.
3. A modification shall be granted to the requirement that landscape islands, strips or other planting areas located within the parking lot constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways, to allow for these areas to constitute 2.4% of the entire area devoted to parking spaces, aisles and driveways.
4. A modification shall be granted to the requirement that all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed mesh screening around the periphery of the roof-top mechanical equipment.
5. A modification shall be granted to the requirement that each trash enclosure include a steel gate painted to be compatible with the color of the masonry walls and building it is to serve, to allow the proposed mesh screening gate.

6. A modification shall be granted to the under-canopy lighting maximum of 30 foot-candles, to allow an under-canopy maximum of 58 foot-candles.
7. A modification shall be granted to the maximum parking lot pole fixture height of 15 feet within the 100' perimeter area from residential, to allow for parking lot pole lights with a maximum height of 20 feet.
8. A modification shall be granted to the maximum allowed single-headed parking lot light fixtures within the 100' perimeter area from residential, to allow for three (3) double-headed parking lot lighting fixtures within the 100' perimeter area.
9. A modification shall be granted to the requirement of an automatic door lock capable of being locked from the cash register counter.
10. An application for minor plat shall be submitted, approved, and recorded prior to occupancy.
11. The development construction shall be in accordance with the preliminary development plan, date stamped May 20, June 21, and July 5, 2016.

Project Information

Proposed Use: convenience store with 20 fueling stations

Land Area: 2.34 acres (101,740 square feet)

Building Area: 5,858 square feet

Location: northeast corner of NE Woods Chapel Road and NE Ralph Powell Road

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North: RP-3 (Planned Residential Mixed Use) – Townhomes of Chapel Ridge

South (across NE Woods Chapel Road): CP-2 – retail center

East: CP-2 – Burger King

West (across NE Ralph Powell Road): CP-2 – bank and restaurant

Background

- March 17, 1998 – The City Council approved a rezoning and preliminary development plan (Appl. #1997-087) from District A (Agricultural) to District C-P (Planned Business, now CP-2) by Ord. #4584.
- May 11, 1998 – The Planning Commission approved the final development plan (Appl. #1998-211) for QuikTrip at 800 NE Woods Chapel Road.

Analysis of Preliminary Development Plan

Redevelopment of Existing Site. This preliminary development plan is for the redevelopment of an existing QuikTrip located at 800 NE Woods Chapel Road. The existing 4,300 square foot building will be demolished and a new 5,858 square foot Generation III building will be built on a slightly reconfigured site. The existing site is served by two drives along NE Ralph Powell Road and a single drive along NE Woods Chapel Drive. The existing south drive off NE Ralph Powell Road will be closed; the drive off NE Woods Chapel Road will be shifted further to the east. QuikTrip is in the process of obtaining additional land from the Burger King site to the east in order to shift the drive along NE Woods Chapel Road and provide more parking.

Impervious Coverage. Modification requested. **Staff supports the requested modification.**

- Required – Maximum of 80% impervious coverage.
- Proposed – The applicant proposes 83.4% impervious coverage for the redevelopment of this QuikTrip location, which currently has an impervious coverage of 82.3%.
- Recommended – The existing QuikTrip was approved under the 715 Zoning Ordinance which did not have an impervious area coverage requirement. The existing site is 79,487 square feet; the applicant is adding 22,253 square feet of land area to their site and 19,424 square feet of impervious area to their overall site for this redevelopment. Considering that this is a slight increase over what exists, staff supports the requested modification.

Minimum Open Area. Modification requested. **Staff supports the requested modification.**

- Required – Minimum open area 20% of overall site.
- Proposed – The applicant proposes 16.6% of the overall site to be open area.
- Recommended – Staff supports the requested modification since this is a redevelopment of an existing site.

Landscape Islands. Modification requested. **Staff supports the requested modification.**

- Required – Per Section 14.110.A of the UDO: “Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least five percent (5%) of the entire area devoted to parking spaces, aisles and driveways...”
- Proposed – The applicant proposes 1,258 square feet, or 2.4%, of the areas devoted to parking spaces, aisles and driveway as landscape islands, strips or other planting areas.
- Recommended – Staff supports the requested modification due to the largely existing site conditions. The existing site has approximately 200 square feet of landscape area within the parking lot. The proposed improvements will increase the landscape area within the parking lot approximately six-fold.

Roof-mounted mechanical unit screening. Modification requested. **Staff supports requested modification.**

- Required – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.
- Proposed – An opaque mesh screen extending around the location of the roof-mounted mechanical equipment.
- Recommendation – Staff has visited a QuikTrip location within the metropolitan area that uses the proposed mesh screening method. The screening is opaque so the mechanical units are shielded from view. The screening allows for better air circulation around the rooftop equipment, which should increase its operational life by allowing more heat to escape from the units. QuikTrip will have a regular maintenance schedule regarding the replacement of the mesh screening. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy. Staff is currently in the process of amending the UDO to add this material as a reasonable screening material.

Trash enclosure unit screening. Modification requested. **Staff supports requested modification.**

- Required – All trash enclosures shall include a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.
- Proposed – An opaque mesh screen gate.
- Recommendation – Staff reviewed the material proposed to serve as the screening material for the enclosure's gate. The screening provides sufficient opacity to shield the trash dumpster from view, while providing sufficient transparency at close distance to QuikTrip staff to be able to see through the gate when they are inside the trash enclosure thereby allowing for greater safety for QuikTrip employees. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy. Staff is currently in the process of amending the UDO to add this material as a reasonable screening material.

Under-Canopy Lighting. Modification requested. **Staff supports the requested modification.**

- Required – Under-canopy lighting levels shall be a minimum of 10 foot-candles and a maximum of 30 foot-candles.
- Proposed – Lighting levels at the fueling stations range from 20 to 58 foot-candles.
- Recommended – QuikTrip finds that as part of their life-safety Best Management Practices, this level of lighting produces the highest image quality of the on-site surveillance cameras. The canopy lights are recessed and will direct light straight downward and thus will not negatively impact any of the adjacent properties with light spillage. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy. Staff is currently in the process of re-evaluating the allowed lighting levels under-canopy.

Parking Lot Lighting Height. Modification requested. **Staff partially supports the requested modification.**

- Required – Per Section 7.250.D.1 of the UDO the maximum height of light fixtures on properties within or adjoining residential uses and/or districts is 15' within the first 100' of the shared residential use/district property line. Outside the 100' perimeter area the overall height may be increased to 20', measured to the top of the fixture from grade.
- Proposed – The applicant has proposed to utilize 22' tall parking lot lighting fixtures throughout the site.
- Recommended – QuikTrip states that their primary reason for requesting taller parking lot lighting fixtures is security. The taller fixtures provide better lighting and make it possible to hang cameras at an appropriate height. The applicant further states that they are separated from the residential property by both a private drive and heavy screening in the form of trees and an opaque fence. Staff supports allowing the taller parking lot lighting fixtures, but only up to 20' not 22' in total height.

Maximum Light Fixture Heads. Modification requested. **Staff supports the requested modification.**

- Required – The maximum number of light fixture heads allowed on developments adjoining residential uses and/or districts, including those separated by a street, shall be single-headed fixtures within the 100' perimeter area from residential.

- Proposed – The applicant has proposed to utilize three double-headed fixtures that are within the 100' perimeter area: 1) near the entrance along NE Ralph Powell Road that is approximately 47' from the shared residential property line, 2) in a landscape island on the northeast part of the site that is approximately 82' from the shared residential property line, and 3) on the northeast part of the site near the trash enclosure that is approximately 67' from the shared residential property line.
- Recommended – The proposed double-headed fixtures provide illumination for both the north shared access drive and the service drive behind the convenience store. The fixtures are located in a manner intended to balance the need to provide an adequate amount of illumination for security purposes while minimizing the impact of the fixtures on the adjacent residential uses. Staff believes that the following factors will mitigate the impact of the fixtures: the residences are separated from the subject site by a 6' tall fence plus tree line; the residences generally sit at a higher elevation than the subject site; all fixtures will have full cut-offs per ordinance requirements; and foot-candle levels shall not measure more than 0.5 foot-candles at the residential property line per ordinance requirements. Staff supports the use of double-headed fixtures as proposed.

Crime Prevention Through Environmental Design (CPTED) Requirements. Modification requested. **Staff supports requested modification.**

CPTED is defined as the proper design and effective use of the built environment that can lead to a reduction in the fear and incidents of crime, and an improvement in the quality of life. A convenience store is a conditional use requiring review of CPTED mandatory review requirements. A modification has been requested for an automatic door lock.

- Required – An automatic door lock capable of being locked from the cash transaction counter shall be provided.
- Proposed – QuikTrip properties do not incorporate this type of lock into their store designs.
- Recommended – All QuikTrip properties have cameras on site that have a view of all areas of the property. Also, with this type of system there may be the potential of employees and store patrons not being able to exit the facility in a crisis situation. The Lee's Summit Police Department agrees that this type of system is no longer considered a CPTED best management practice. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy.

Livable Streets. The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including, but not limited to, sidewalk, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Public Works

1. 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.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
3. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the final development plan/engineering plans.
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design & Construction Manual.
5. All permanent off-site easements, 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 of verification.
6. 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 & Construction Manual.
7. Private pavement sections shall either follow Article 12 of the UDO or Table LS-3 of the Design & Construction Manual for pavement thickness and base requirements.
8. The limits of the proposed utility easement shown along the front (south) property line shall be stopped short of the proposed monument sign.

Fire

9. 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 2012 International Fire Code.

Planning and Codes Administration

10. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the UDO.
11. Additional cross-access easement shall be dedicated along the north side of the site for the reconfigured drive.
12. A final plat shall be approved and recorded prior to any building permits being issued.
13. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
14. This development shall be subject to the Crime Prevention Through Environmental Design (CPTED) requirements of Article 9 of the UDO. Compliance with said requirements shall be checked at the time of final development plan and building plan review.

RGM/cs

Attachments:

1. Traffic Impact Analysis prepared by Michael Park, dated July 6, 2016 — 2 pages
2. Preliminary Development Plan (9 pages), consisting of:
 - Cover Sheet, date stamped June 21, 2016
 - Demo Plan, date stamped June 21, 2016
 - Site Plan, date stamped June 21, 2016
 - Grading Plan, date stamped June 21, 2016
 - Landscape Plan, date stamped July 5, 2016
 - Retaining Wall Profiles, date stamped June 21, 2016
 - Photometric Plan, date stamped May 20, 2016
 - Building Elevations, date stamped June 21, 2016
 - Canopy Elevations, date stamped May 20, 2016
3. Modification Request Letter, date stamped June 21, 2016—2 pages
4. Location Map