

City of Lee's Summit

Development Services Department

September 21, 2018

TO: Planning Commission
PREPARED BY: Jennifer Thompson, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **PUBLIC HEARING – Appl. #PL2018-137 – PRELIMINARY DEVELOPMENT PLAN – Developing Potential, 227 and 235 NW Executive Way; Developing Potential, Inc., applicant**

Commentary

The applicant proposes a single-story 19,691 square foot building on two undeveloped lots currently addressed 227 and 235 NW Executive Way. The proposed building will house Developing Potential, a day habilitation program providing support services for adults with developmental disabilities. Developing Potential currently operates a facility located two lots to the north of the subject site. Typical hours of operation are Monday through Friday from 7am to 5pm. There is no on-site residential component to either the existing or proposed facility.

The single-story building is a gabled-roofed structure with fiber cement lap siding and a cultured stone base as the primary exterior materials. The proposed architecture and materials are compatible with existing commercial and residential structures in the area. The subject site sits at the transition of office uses to the west and single-family residential to the east, including the abutting Westview Elementary School.

Development of the lot as proposed requires the two existing lots to be replatted as a single lot and also requires for certain easements to be vacated. The replat and vacation of easements require approval under separate applications.

- 19,691 square foot building
- 0.19 FAR – 0.55 maximum allowed FAR in PO District
- 79 parking spaces required – 79 parking spaces provided

Recommendation

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

1. The development shall be in accordance with the preliminary development plan, date stamped September 4, 2018.

Zoning and Land Use Information

Location: *Location:* 227 and 235 NW Executive Way

Zoning: PO (Planned Office District)

Surrounding zoning and use:

North: PO — offices

South: PO and CP-2 (Planned Community Commercial District) — offices

East: R-1 (Single-family Residential District) — single-family residential and Westview Elementary School

West (across NW Executive Way): PO — offices

Site Characteristics. The subject site is composed of two undeveloped lots with access onto NW Executive Way.

Description and Character of Surrounding Area. The subject property is located at the transition of an office area to the west and single-family residential area to the east. The site also abuts Westview Elementary School to the east.

The buildings in the area are a mix of gabled and flat-roofed structures. Area buildings are single-story, except for two (2) two-story structures located at the intersection of NW Executive Way and NW O'Brien Rd.

Project Information

<p>Current Use: vacant, undeveloped property</p> <p>Proposed Use: office/adult habilitation facility</p> <p>Land Area: 101,956 sq. ft. (2.34 acres)</p> <p>Building Area: 19,691 sq. ft.</p> <p>FAR: 0.19</p> <p>Number of Buildings: 1</p> <p>Building Height: 24' 6" (proposed overall structure height)</p> <p>Number of Stories: 1</p> <p>Impervious Coverage: 62%</p> <p>Open Space: 38%</p> <p>Parking Spaces Provided: 79 provided – 79 spaces required</p>

Public Notification

<p>Neighborhood meeting conducted: September 12, 2018</p> <p>Newspaper notification published: September 8, 2018</p> <p>Radius notices mailed to properties within 185 feet: September 6, 2018</p>

Process

<p>Procedure: 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.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four 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>
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Unified Development Ordinance

Applicable Section(s)	Description
4.300, 4.310, 4.320	Preliminary Development Plan
5.170	Zoning District Regulations

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4

Background

- December 4, 1956 – The City Council approved the final plat (Appl. #1956-009) of *Broadmoor Addition, Lots 1-65* by Ordinance No. 501.
- October 28, 1985 – The Planning Commission approved the preliminary plat (Appl. #1985-178) of *Parkway Plaza, Lots 1-16*.
- November 19, 1985 – The City Council approved a rezoning (Appl. #1985-045) from R-1 to R-O (now PRO [Planned Residential Office]) by Ordinance No. 2715.
- January 21, 1986 – The City Council approved the final plat (Appl. #1986-196) of *Parkway Plaza, 2nd Plat, Lots 1 and 4-14* by Ordinance No. 2735.
- May 4, 1993 – The City Council approved a rezoning (Appl. #1993-010) from R-O (now PRO, Planned Residential Office) to G-O (now PO, Planned Office] by Ordinance No. 3832.

Analysis of Preliminary Development Plan

Sanitary Sewer Analysis. The applicant submitted a preliminary sanitary sewer analysis that has been reviewed and commented on by City staff. Based on the initial conclusions of the analysis, it appears that the existing sanitary sewer system may be able to be upgraded (upsized) to be a sanitary sewer system capable of having adequate capacity to handle the proposed development. However, additional information is required prior to approval of any engineering plans. A final sanitary sewer analysis is required and shall be accepted by the City, along with the City Engineer’s approval of any design modifications, prior to any reviews being completed on any engineering plans. All sanitary sewer improvements shall be in accordance with the accepted Final Sanitary Sewer Analysis.

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.

Engineering

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 associated 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, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

4. All permanent off-site easements, if required, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any off-site sanitary sewer improvements that may be necessary. A certified copy shall be submitted to the City for verification.
5. 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.

Fire

6. 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

7. All mechanical equipment and service areas shall be screened in accordance with the site design standards as outlined in Article 7, Section 7.440.E of the Unified Development Ordinance.
8. All exterior lighting shall be in compliance with the lighting standards as outlined in Article 7, Division V of the Unified Development Ordinance.
9. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 13 of the UDO.
10. A vacation of easement shall be approved and recorded prior to any building permits being issued.
11. A minor plat shall be approved and recorded prior to any building permits being issued.

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated September 20, 2018 – 2 pages
2. Traffic Impact Study prepared by Bartlett & West, dated August 29, 2018 – 20 pages
3. Preliminary Development Plan, date stamped, September 4, 2018 —25 pages
4. Location Map