

# City of Lee's Summit

## Development Services Department

September 14, 2018

TO: Planning Commission  
PREPARED BY: C. Shannon McGuire, Planner  
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **CONTINUED PUBLIC HEARING – Appl. #PL2018-100 – PRELIMINARY DEVELOPMENT PLAN – Reece Nichols, 222 SW Main St & 207 SW Market St; Engineering Solutions, LLC, applicant**

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### Planning Commission Action

On August 28, 2018 the Planning Commission recommended approval of Application #PL2018-100 – Preliminary Development Plan – Reece Nichols, 222 SW Main St and 207 SW Market St subject to staff's letter of August 24, 2018.

### Original Staff Recommendation

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

1. A modification shall be granted to the maximum allowable 1.0 FAR in the CBD, to allow 1.12 FAR on Lot 2.
2. A modification shall be granted to the landscaping requirements of Article 14, to allow no landscaping for the development.
3. The proposed surface parking lot on Lot 1 (207 SW Market St) shall be removed and not be approved as part of the preliminary development plan.

### Updated Site Plan

On September 14, 2018, the applicant submitted a revised site plan in response to the discussions held during the Planning Commission public hearing of August 28<sup>th</sup>. Changes to the site plan include:

- Addition of a future two-story building with a 2,625 sq. ft. building footprint (5,250 sq. ft. total) fronting on SW Market St (Lot 1). **The building is shown for illustrative purposes only. Development of the newly depicted building will require approval a preliminary development plan under separate application.**
- Elimination of the six (6) new parallel parking spaces proposed along SW Market St.
- Elimination of the six (6) off-street parking spaces on the same lot (Lot 2) as the Reece Nichols building fronting on SW Main St.
- An increase from 46 to 47 parking spaces for the surface parking lot on Lot 1 along SW Market St.
- A divided alley entrance at SW Market St provides a means of access to the surface parking lot on Lot 1. The previous plan depicted an undivided alley at this location. The ultimate design of the alley entrance (divided vs. undivided) at SW Market St will be

determined at the time of final development plan. Both options are acceptable to the City Traffic Engineer.

### **Updated Staff Recommendation reflecting the revised site plan of 9/14/18**

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

1. A modification shall be granted to the maximum allowable 1.0 FAR in the CBD, to allow 1.12 FAR on Lot 2.
2. A modification shall be granted to the landscaping requirements of Article 14, to allow no landscaping for the development.
3. Approval of the surface parking lot on Lot 1 shall be included as part of this preliminary development plan. Configuration of the parking lot shall be subject to final design and engineering.
4. Approval of the two-story building with a 2,625 sq. ft. footprint depicted on Lot 1 shall not be included as part of the subject application. Development of the building shall require approval a preliminary development plan under separate application.
5. Approval of the subject preliminary development plan shall include the reservation of the area depicting the two-story building on Lot 1 of the revised site plan dated September 14, 2018, for construction of a future building.
6. Islands shall be provided at the ends of the parking bays where they about the adjacent alley.
7. The east-west alley shall be designed to accommodate two-way traffic. The drive lanes of the divided portion of the alley shall be designed to be no greater than 14-feet wide. The undivided portion of the east-west alley shall be designed to be a minimum of 20-feet wide, but no greater than 24-feet wide.