



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-255
File Name	PRELIMINARY PLAT – Lee's Summit Logistics, Lots 1-3
Applicant	Scannell Properties, LLC
Property Address	approximately 78 acres generally located on the north side of NE Tudor Rd at the intersection with NE Main St
Planning Commission Date Heard by	September 9, 2021 Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: June 29, 2021
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Preliminary Plat, dated August 27, 2021

Traffic Impact Analyses prepared by Brad Cooley, dated September 2, 2021 – 3 pages

- Traffic Impact Study by Olsson, dated July 8, 2021 – 43 pages
- Preliminary Stormwater Drainage Study, dated July 8, 2021 – 19 pages
- Sanitary Sewer Memo by Olsson, dated August 10, 2021 – 2 pages
- Preliminary Flood Study by Olsson, dated July 8, 2021 – 16 pages
- Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Scannell Properties LLC/Developer
Applicant's Representative	Shaun Cofer
Location of Property	approximately 78 acres generally located on the north side of NE Tudor Rd at the intersection with NE Main St
Size of Property	37.90 acres – Lot 1 13.29 acres – Lot 2 24.63 acres – Lot 3 3.14 acres – NW Main Street ROW ± 78.96 total acres
Number of Lots	3
Density	N/A
Zoning	PI (Planned Industrial District)
Comprehensive Plan Designation	Industrial (2005 & 2021)
Procedure	<p>The Planning Commission takes final action on the preliminary plat.</p> <p>However, if the Planning Commission disapproves, conditionally approves, tables or continues consideration of the preliminary plat without the consent of the applicant, the applicant may request that the preliminary plat be submitted to the City Council, provided this request is made in writing to the Director of the Development Services Department within five (5) days of the Planning Commission action.</p> <p>Duration of Validity: Preliminary plat approval shall be valid for a period of two (2) years from the date of Planning Commission or City Council approval. If no final plat has been submitted for approval within (2) years from the date of the preliminary plat approval, the preliminary plat approval shall terminate and be null and void.</p>

Current Land Use

The four parcels associated with this application are vacant, unplatted parcels that have been historically utilized for agricultural purposes. The subject properties are located on the east and west side of NW Main Street just north of the intersection of NW Tudor Road.

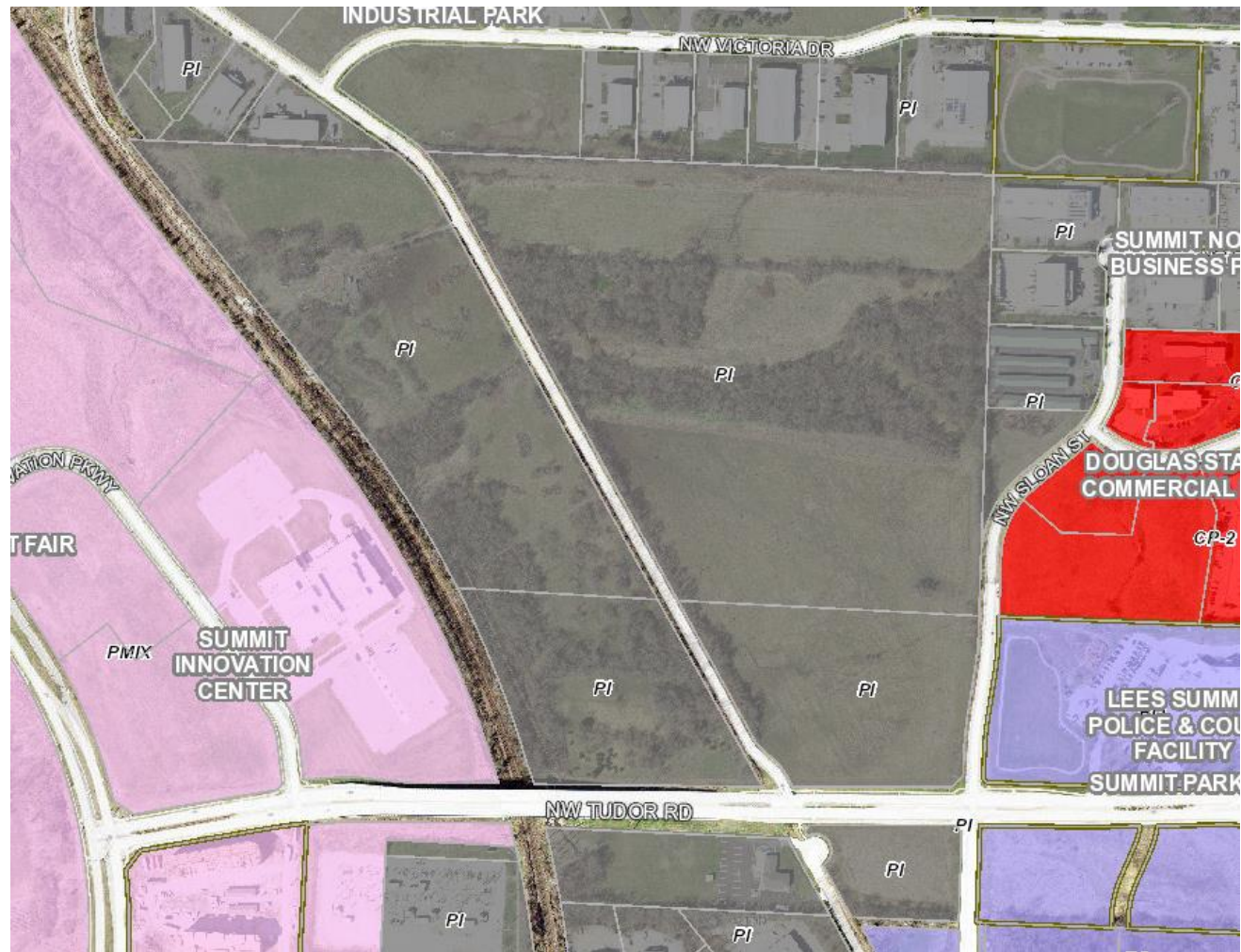
Description of Applicant's Request

The applicant proposes a 3-lot industrial subdivision for properties located in the vicinity of 1220 NW Main Street. Lot sizes range from 13.29 acres to 37.90 acres. In accordance with the Thoroughfare Master Plan, the applicant is proposing to realign NW Main Street.

2. Land Use

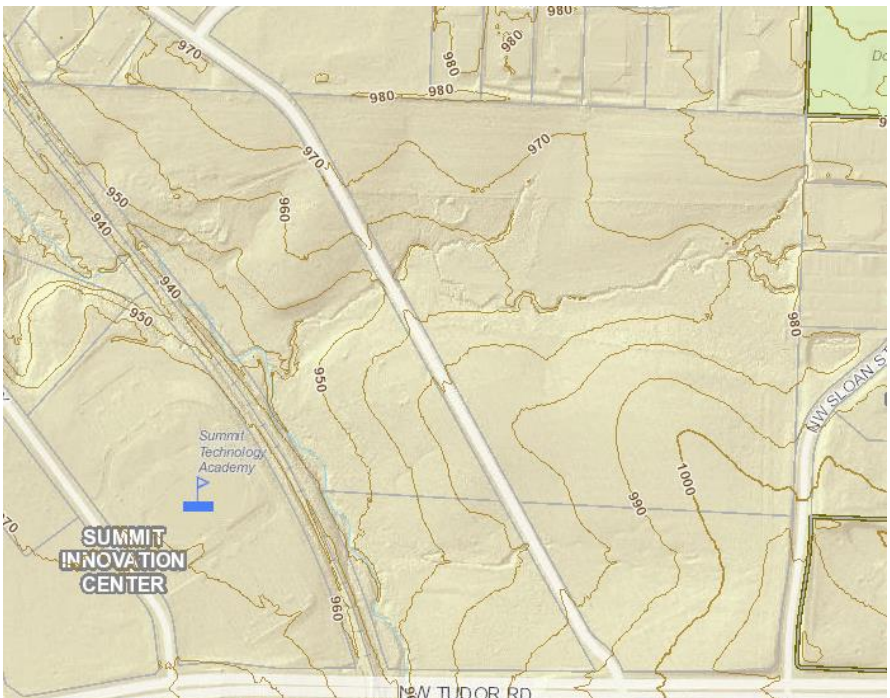
Description and Character of Surrounding Area

The properties to the north and south are industrial zoned. East of the subject site is a mix of PO, CP-2 and PI zoned properties. West, across the Missouri Pacific Railroad ROW is the PMIX-zoned Summit Innovation Center and undeveloped vacant lots.



Adjacent Land Uses and Zoning

North	Various office warehouse uses & a vacant lot / PI
South (across NW Tudor Rd):	Fraternal Order of Police Lodge & vacant lot / PI
East (across NW Sloan St):	Lee’s Summit Police Department / PO Vacant / CP-2 Mini-warehouse & office warehouse uses / PI
West:	Summit Innovation Center & vacant lots / PMIX

Site Characteristics	
<p>A draw bisects the property from the east to west. The northern third of the property generally slopes from the northeast to the southwest. The remaining two-thirds of the property generally slopes from the southeast to the northwest.</p>	

Special Considerations
<p>In accordance with the Thoroughfare Master Plan, NW Main Street will be realigned during the initial phase of construction. Substantial completion or financial security for the associated public improvements shall be required prior to recording a final plat.</p>

3. Unified Development Ordinance (UDO)

Unified Development Ordinance

Section	Description
7.010,7.090,7.110	Preliminary Plat
4.220	Zoning Districts

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2
Industrial Development	Objective 5.1 Objective 5.2

Comprehensive Plan

The proposed 3-lot industrial subdivision is consistent with the land use recommended by the both the 2005 and 2021 Comprehensive Plans for the area. The proposed subdivision meets the objectives of the Comprehensive Plan as it is establishing a well-defined land use for the property that is consistent with the surrounding character of the neighborhood.

2005 Comp Plan



2021 Comp Plan



5. Analysis

Background

- March 13, 1984 – The City Council approved a rezoning from R-1 to M-1 (now PI) (Appl. #1984-003) by Ordinance No. 2505

Compatibility

The proposed industrial subdivision is consistent with existing and planned surrounding zoning districts and uses. The proposed use is consistent with the existing zoning and the adopted comprehensive plan.

Adverse Impacts

The proposed subdivision layout will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. Stormwater runoff from future development will be handled by stormwater detention facilities in accordance with the requirements of the UDO and the Design & Construction Manual. The industrial subdivision use is consistent with the existing nature of the adjacent properties.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area will be constructed as part of the final plat process. Final stormwater drainage studies will be required to be submitted and approved by the City with the submittal of each plat within the overall preliminary plat. The applicant has also indicated that a design waiver would be requested for encroachments to stream buffers at several locations.

Recommendation

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

6. Recommended Conditions of Approval

Site Specific

1. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated September 2, 2021, prepared by Brad Cooley, Staff Engineer.

Standard Conditions of Approval

2. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
3. A final plat shall be approved and recorded prior to issuance of any building permits.