

City of Lee's Summit

Development Services Department

June 9, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning & Special Projects *RMK FOR RGM*
RE: **PUBLIC HEARING – Appl. #PL2017-093 – PRELIMINARY DEVELOPMENT PLAN – Pine Tree Plaza Renovations, 300 SW Blue Pkwy.; Pine Tree Plaza, LLC, applicant**

Commentary

The applicant proposes to reface the facades, upgrade the light fixtures to LEDs, and install new curbing and several new landscape islands throughout the existing parking lot. A preliminary development plan is required per Section III.B. Applicability of the Envision LS Area Development Plan (ADP) Design Standards:

“These development standards are applicable to all property identified on the map labeled “Planning Subareas for Design Standards” on page 4, as now or hereafter established. Development standards shall be applicable to multi-family and commercial (nonresidential) construction, reconstruction, alteration, and expansion. No land, building, structure, or premises shall be used for any purpose or in any manner other than that which is permitted under the approved uses established for each development as part of their respective preliminary development plan.”

- 84% impervious coverage proposed; 87.4% impervious coverage existing
- 16% open space proposed; 12.6% open space existing
- 606 parking spaces proposed; 616 parking spaces existing

Recommendation

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

1. A modification shall be granted to Section 7.250.D.3 of the UDO to allow the existing light poles to remain at their current height of 40-feet 8-inches as shown on the preliminary development plan date stamped May 22, 2017.

Project Information

Proposed Use: shopping center

Current Zoning: PMIX (Planned Mixed Use)

Land Area: 12.56 acres (547,234.15 square feet)

Building Area: 127,100 sq. ft.—Retail center

6,300 sq. ft.—Retail pad 1

4,000 sq. ft.—Retail pad 2

137,400 sq. ft. Total

Location: West of SW Jefferson Street and North of SW Blue Parkway

Surrounding zoning and use:

North: CP-2 (Planned Community Commercial), PO (Planned Office), RP-3 (Planned Residential Mixed Use), and R-1 (Single-Family Residential)—Marian's Kids, Jefferson Commons office complex, Pinetree Village townhomes, and single-family residential

South (across SW Blue Pkwy. and US 50 Hwy.): PMIX—vacant, former Adesa property

East (across SW Jefferson St.): AG (Agricultural) and CP-2—Harris Park Community Center and Summit Waves

West (across SW Madison St.): R-1—Single-family residences

Background

- January 12, 1954 – The City Council approved the first zoning ordinance for the City of Lee's Summit by Ord. #421. This zoning ordinance established a portion of the property fronting on U.S. 50 Hwy. and SW Jefferson St. as District C (Highway Business and Industrial). The back half of what is now Pine Tree Plaza was zoned District A (Residential Dwelling and Multiple Dwelling House) at that time.
- January 5, 1971 – The City Council approved a rezoning (Appl. #1970-018) from District R-2 (Duplex, now RP-2 or Planned Two Family Residential) to District C-1 (General Business, now CP-2 or Planned Community Commercial) by Ord. #1244. This rezoning was for the Osborn property, which currently comprises the back half of what is now Pine Tree Plaza.
- June 2, 1987 – The City Council approved the final site plan (Appl. #1987-095) for Pine Tree Plaza (approximately 123,835 sq. ft. of retail area with Price Chopper as the main tenant). The zoning ordinance in effect at that time did not have a height requirement for parking lot lighting; the only requirement was that "Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from any adjoining residential use."
- March 17, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #272) to Section XXV, A.2.a(2), under the 715 Zoning Ordinance, to allow for 683 spaces instead of the 759 that were required by Ordinance (this included buildings on both pad sites).
- April 21, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #290) to Section 350.C.5.a, under the 715 Zoning Ordinance, to allow for a total of four wall signs at 302 SW Blue Parkway.
- May 19, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #292) to Section 330.F.2—Screening, under the 715 Zoning Ordinance, to allow for the waiver of the required 6-foot wooden fence between the residential property provided that the berm and landscaping would be maintained and provided that a 4-foot fence would be installed on top of the berm that abuts the four-plexes and the single-family residential located to the west of the development. No fencing was required adjacent to the single-family residence located to the east of the development.
- May 19, 1988 – The Board of Zoning Adjustments (BZA) granted a variance (Appl. #293) to Section 350.C.5.e—Shopping Center Signs, under the 715 Zoning Ordinance, to allow for a second monument sign at the Pine Tree Shopping Center's Jefferson Street entrance.
- March 21, 1995 – The City Council approved the final site plan (Appl. #1995-092) for the construction of a 5,239 sq. ft. addition to an existing building at Pine Tree Plaza and a 6,000 sq. ft. pad site building located to the west of the existing Baskin Robbins/Rent-A-Center

building. The original 125,139 sq. ft. building for Pine Tree Plaza was constructed in 1988. These additions (11,239 sq. ft.) increased the total building area to 136,378 sq. ft.

- November 3, 2016 – The City Council approved a City-initiated rezoning (Appl. #PL2016-158) from CP-2, PI, and PMIX to PMIX and conceptual development plan for approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy., Adesa Property, Jefferson Street (west of M-291 Hwy.), 16th Street (east of M-29 Hwy.), Union Pacific Railroad right-of-way and south M-291 Hwy. by Ord. #8013.

Analysis of Preliminary Development Plan

The applicant proposes to reface the facades, upgrade the light fixtures to LEDs, and install new curbing and several new landscape islands throughout the existing parking lot. Materials for this project include a variety of stone tiles and metal tiles as shown on the Materials Board attachment. This property is within the boundaries of the Envision LS Area Development Plan (ADP); as such it is subject to the design standards that were adopted with that ADP.

Staff acknowledges that this retail center has existed since 1988, with additions and pad sites being completed in 1990 and 1995, and as such it was developed under the 715 Zoning Ordinance which is no longer in effect. Under the requirements of the Envision LS ADP Design Standards any “construction, reconstruction, alteration, or expansion” within the boundaries of the Area Development Plan requires a preliminary development plan. Staff has worked with the applicant under these considerations to meet the intent of the Envision LS ADP by updating the site, adding new curbing and landscaping, and bringing LED light fixtures to the site while maintaining many of the existing conditions.

Parking Lot Light Poles. Modification requested. **Staff supports the requested modification.**

- Required – Section 7.250 of the UDO requires 15-foot pole heights within the 100-foot buffer of residential; 20-foot maximum pole heights outside of the 100-foot buffer from residential.
- Proposed – The applicant proposes to retain the existing 40-foot 8-inch poles and update the fixtures to LED fixtures.
- Recommendation – During staffs’ review it was discovered that the applicant would like to retain the existing light poles in their current state; since this development was constructed under the 715 Zoning Ordinance there were no requirements for parking lot lighting except that “Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from any adjoining residential use.” Staff supports the requested modification.

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 grading associated with the addition of parking spaces at the west end of the project shall be subject to review and approval as a part of the final development plan.
2. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the approval of the final development plan.

Fire

3. 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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

Planning

4. 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.
5. 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.

RGM/cs

Attachments:

1. Preliminary Development Plan – 6 pages
 - Existing Site Conditions, date stamped April 21, 2017
 - Site Plan (Sheet AS100), date stamped May 22, 2017
 - Elevations, date stamped April 21, 2017
 - Architectural Rendering, date stamped April 21, 2017
 - Materials Board, date stamped June 6, 2017
 - Photometric Site Plan (Sheet E100), date stamped June 6, 2017
2. Location Map