


City of Lee's Summit

Development Services Department

November 18, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **PUBLIC HEARING – Appl. #PL2016-199 – PRELIMINARY DEVELOPMENT PLAN – co-work Lee's Summit, 210 SW Market St. and 211 SW Jefferson St.; Ben Rao, applicant**

Commentary

This preliminary development plan is for the re-development of the former post office building located at 210 SW Market Street and the adjacent parking lot at 211 SW Jefferson St. The applicant is currently under contract to purchase the property for the purpose of converting the existing building into a shared co-working facility. The proposed uses within the building include office space, deli/cafe, coffee shop, fitness center and other similar uses. Extensive exterior and interior renovations are planned for the 12,400 sq. ft. building. In addition, parking lot improvements and landscaping additions are proposed.

Proposed exterior improvements include the installation of windows, glass garage doors, a roof-top patio, ground level patios, canopies, a living landscape wall, roof-top solar panels, and a green roof element. The applicant has provided interior design concepts of similar co-working facilities that reflect the vision planned for this space and illustrate how it can function internally.

- 12,400 square foot existing building
- 75 parking spaces provided; 53 spaces required

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan.

Project Information

Proposed Use: co-working office space, fitness center, coffee shop, deli, and other similar uses

Land Area: 1.27 acres (55,308 square feet)

Building Area: 12,400 square feet

Location: 210 SW Market Street and 211 SW Jefferson Street

Zoning: PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North: PMIX (Planned Mixed Use District) –City owned parking lot; and TNZ (Transitional Neighborhood Zone District) –office/retail uses

South: CP-2 (Planned Community Commercial District) –office/retail uses; and TNZ (Transitional Neighborhood Zone District) –office/retail uses

East (across SW Market Street): CBD (Central Business District) –vacant lot, bank, and office/retail uses

West (across SW Jefferson St): RP-2 (Planned Two-Family Residential District – single-family and multifamily residential uses; and PO (Planned Office District)—office use

Background

- October 20, 1865—The final plat (Appl. #1865-001) for *Town of Strother, Blocks 1-11* was recorded at Jackson County Recorder of Deeds office. This plat also established the first corporate boundary for the City of Lee's Summit (formerly named Town of Strother).
- March 1, 1960—The City Council approved the Comprehensive Zoning Ordinance (Appl. #1960-009) for the City of Lee's Summit, by Ord. No. 608.
- December 6, 1960—The City Council approved the rezoning (Appl. #1960-006) for property located at 211 SW Jefferson from R-1 to B (now CP-2) by Ord. No. 653.
- December 6, 1960—The City Council approved a Vacation of Right-of-Way application, for a portion of the alley between and immediately abutting 210 SW Market Street and 211 SW Jefferson Street, by Ord. No. 654. The right-of-way for the remaining portions of alley in that block has not been vacated.
- March 27, 1962—The City Council approved the Amended Comprehensive Ordinance for the City of Lee's Summit, by Ord. No. 715.
- September 15, 2005—The City Council approved a City initiated rezoning (Appl. #2005-162) from CP-2 to TNZ rezoning for 211 SW Jefferson Street, by Ord. No. 6048.
- April 19, 2016—The City Council approved the rezoning from CP-2 and TNZ to PMIX and a conceptual development plan for Strother Lofts (Appl. #PL2016-055), at 204-210 SW Market Street and 211 SW Jefferson Street, by Ordinance No. 7864.
- Spring/Summer 2016—The applicant's for the "Strother Lofts conceptual plan" did not secure the post office property.
- Fall 2016—The applicant for the "co-work Lee's Summit preliminary development plan" submitted a bid to purchase the post office property and the bid was accepted. The applicant is currently under contract to purchase the post office property.

Analysis of Preliminary Development Plan

Co-Working Concept. *"Coworking is a style of work that involves a shared working environment, often an office, and independent activity. Unlike in a typical office environment, those coworking are usually not employed by the same organization. Typically it is attractive to work-at-home professionals, independent contractors, or people who travel frequently who end up working in relative isolation. Coworking is also the social gathering of a group of people who are still working independently, but who share values, and who are interested in the synergy that can happen from working with people who value working in the same place alongside each other."*

Existing Building. The applicant proposes to utilize the existing 12,400 sq. ft. former post office building for the purpose of converting the space into a shared co-working facility. The existing exterior brick, stone, and curtain wall system will remain intact, however extensive exterior improvements are proposed.

- North elevation improvements—eight (8) new aluminum store front windows are proposed.
- South elevation improvements—eight (8) new aluminum store front windows, a 16-panel glass garage door, canopies above the openings, new paint, and signage elements.
- East elevation improvements—new aluminum storefront entry, ground level and roof-top patios, nine (9) new clerestory windows, 16-panel glass garage door, a living landscape wall on the existing brick, a green roof system, and signage elements.

- West elevation improvements—replacement of existing windows, new lighting, replacement of exterior metal doors with new glass panel doors, new railing around the former loading dock for an outdoor patio, and a signage element.

Site Improvements. The proposed site improvements include eliminating a drive entry onto SW Jefferson Street, the addition of a landscaped parking lot island, the re-surfacing of the parking area, a sculpture garden, and the addition of roof-top solar panels. These improvements will enhance the aesthetics of the site and will reduce the amount of impervious surface area.

Roof Sign Proposed. Staff does not support.

- Required – Roof Signs are prohibited
- Proposed – A roof sign is proposed on the east elevation.
- Recommendation – Staff does not support the proposed roof sign as proposed on the east elevation. The Unified Development Ordinance prohibits roof signs, moreover staff has concerns of the visual appearance of the exposed structural system that would be visible from the rear of the building. Staff does however support the other signage as shown as part of the preliminary development plan.

Downtown Design Standards. The proposed exterior renovations support the vision of the design standards for the downtown core. The existing building has challenges in that it's an older Federal building that doesn't necessarily have a historic feel as does many of the other buildings in the downtown. The proposed design elements that are encouraged and are appropriate for the downtown core include:

- The addition of windows, aluminum store fronts, and glass garage doors
- The addition of the canopies along the south elevation
- The addition of a sculpture garden, outdoor patios, public spaces and upper story patio
- The addition of street trees along SW Jefferson St. and SW Market St.

Staff is in support of the proposed exterior renovations as they will enhance the character of the existing building.

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, street connectivity 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.

Engineering

1. 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.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the final development plan or the start of construction (excluding land disturbance permit).

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

Planning and Codes Administration

4. 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.
5. Proposed lighting shall meet the lighting requirements as outlined in the lighting section of the UDO.
6. Landscaping requirements for street tree, street shrub, open yard requirements, and parking lot screening shall meet the landscaping requirements as outlined in the landscaping section of the UDO.
7. 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.

RGM/jmt

Attachments:

1. Traffic Impact Analysis prepared by Michael Park, dated 2— pages
2. Preliminary Development Plan (2 pages) date stamped November 7, 2016, consisting of:
 - Site Plan
 - Elevations
3. Co-work Lee's Summit Interior Design Concepts — 9 pages
4. Location Map