

City of Lee's Summit

Development Services Department

March 8, 2019

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
Kent Monter, PE, Development Engineering Manager
RE: **Public Hearing #PL2019-019 – PRELIMINARY DEVELOPMENT PLAN
– Lakewood Business Park Lot 35, 401 NE Port Dr.; Sallee Real Estate
Investments, LLC, applicant**

Commentary

The applicant proposes a one-story, 24,000 square foot building at 4101 NE Port Dr. The proposed building will consist of 6,000 square feet of office space and 18,000 square feet of warehouse space. The proposed building will be constructed on the lot just north of the Lakewood Way water tower. Proposed building materials include brick, glass, smooth architectural metal panels, embossed architectural panels and EIFS.

- 24,000 square foot building
 - 6,000 square feet of office space
 - 18,000 square feet of warehouse space
- 47 parking stalls provided – 42 parking stalls required
- 0.19 proposed overall FAR

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, inclusive of the use of architectural smooth metal panels as a conditional material as depicted on the building elevations.

Zoning and Land Use Information

Location: 4101 NE Port Dr.

Zoning: PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North: PMIX (Planned Mixed Use District) — Office/warehouse

South: AG (Agricultural District) — 2.5 million gallon water tower

East: AG (Agricultural District) — Vacant

West (across NE Port Dr.): PMIX (Planned Mixed Use District) — Vacant

Site Characteristics. The topography of the site rises nearly 40 feet generally from the west to the east. A steep rock embankment is located on the northern portion of the property adjacent to NE Port Dr.

Description and Character of Surrounding Area. The undeveloped property is located in the Lakewood Business Park subdivision. The primary uses of the area include office, warehouse and industrial.

Project Information

<p>Current Use: vacant, undeveloped property</p> <p>Proposed Use: Office/warehouse</p> <p>Land Area: 124,458.3 sq. ft. (2.93 acres)</p> <p>Building Area: 24,000 sq. ft.</p>
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Public Notification

<p>Neighborhood meeting conducted: none</p> <p>Newspaper notification published: February 23, 2019</p> <p>Radius notices mailed to properties within 185 feet: February 22, 2019</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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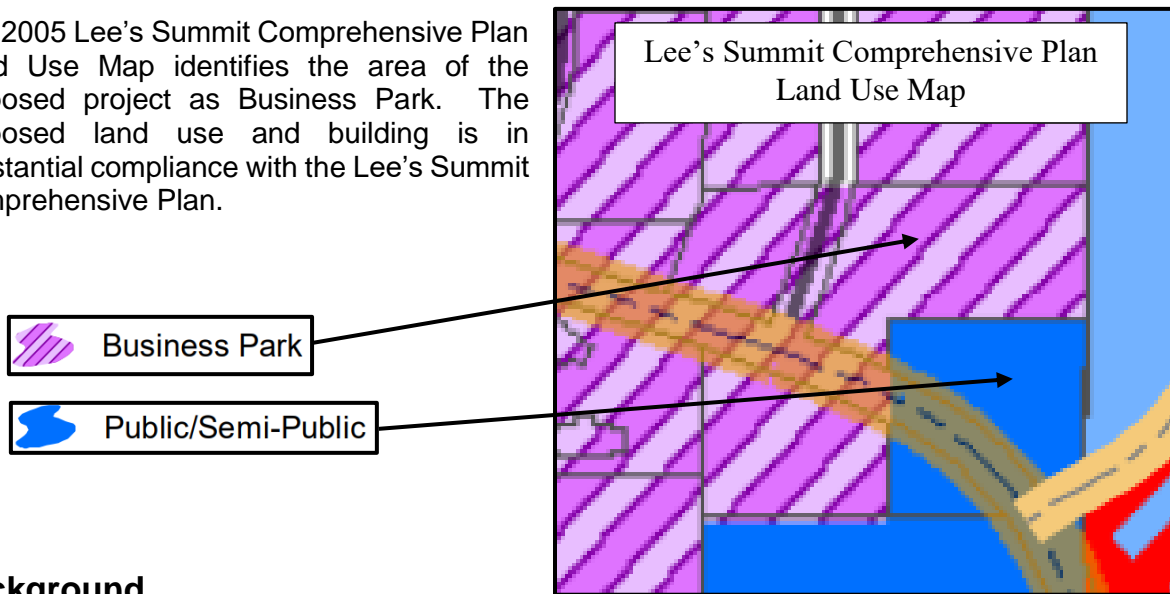
Unified Development Ordinance

Applicable Section(s)	Description
2.300, 2.310, 2.320	Preliminary Development Plan
4.240	Zoning District Regulations

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.3 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2 Objective 2.3
Industrial Development	Objective 5.1 Objective 5.2

The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as Business Park. The proposed land use and building is in substantial compliance with the Lee's Summit Comprehensive Plan.



Background

- December 8, 1998 – The City Council approved a rezoning from A, I-P, M-1 & C-1 to PUD (now PMIX) on land located east of Lakewood Way, north of Woods Chapel Road (Appl. #1998-050) for Lakewood Business Park east of 470 by Ordinance No. 4713.
- November 6, 2003 – The City Council approved a final plat for Lakewood Business Park Lots 33A and 34-36 by Ordinance No. 5636.

Analysis of Preliminary Development Plan

Building Materials. Conditional material proposed.

- Proposed – concealed fastener smooth metal panels.
- Required – Masonry, concrete, stucco, and glass. Metal to be used in an incidental role or other architectural metal siding as approved by the Planning Commission and/or City Council.
- Recommended – Staff recommends approval of the conditional material request to allow the metal as shown on the plans. As the quality of metal building materials has improved, the use of said materials has increased in the areas of industrial, commercial and residential construction. The proposed proportion of conditional material for each elevation is 30% or less. This percentage is consistent with other recently approved developments in the City such as churches and car dealerships. The other materials proposed for the remaining portions of the elevations, which will be 70% or greater, will be a combination of brick masonry, E.I.F.S, glass, and clear aluminum storefront glass windows.

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. Private parking lots shall meet the Unified Development Ordinance for pavement thickness and base requirements.
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. Action required: The location of the proposed hydrant does not meet the 100 foot distance requirement to the FDC. It is recommended that the proposed hydrant be located at the end of either of the islands on the south end of the parking lot. This will meet the FDC requirement.
7. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
8. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Planning

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 9 of the UDO.

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated March 6, 2019 —2 pages
2. Preliminary Development Plan, date stamped February 19, 2019 — 13 pages
3. Location Map