



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-304
File Name	PRELIMINARY DEVELOPMENT PLAN – Lee's Summit High School exterior materials
Applicant	Gould Evans
Property Address	400 SE Blue Pkwy
Planning Commission Date	November 12, 2020
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager

Public Notification

Pre-application held: January 14, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on January 31, 2021, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: October 24, 2020

Radius notices mailed to properties within 300 feet on: October 23, 2020

Site posted notice on: October 23, 2020

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Attachments

Building Elevations, dated September 4, 2020 – 2 pages

Site Plan and Exterior Building Images – 5 pages

Metal Panel Exhibit

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Gould Evans / Architect
Applicant’s Representative	Steve Vukelich
Location of Property	400 SE Blue Pkwy
Size of Property	± 43.9 acres
Size of Buildings	255,755 total sq. ft. (existing) 371,133 total sq. ft. (existing + proposed)
Floor Area Ratio (FAR)	0.09 FAR
Zoning	RP-2 (Planned Two-family Residential) and CP-1 (Planned Neighborhood Commercial)
Comprehensive Plan Designation	Parks, Open Space and Schools
Procedure	<p>The Planning Commission takes final action on the preliminary development plan for public facilities of the State, its lawfully designated subdivisions or agencies (including public school facilities) in the form of a resolution. Any appeal of the Commission’s action shall be as provided for under RSMo. 89.380. A public hearing before the City Council is not required.</p> <p>Duration of Validity: Preliminary development plan approval by the Planning Commission shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The Planning Commission may grant one extension not exceeding twelve (12) months upon written request.</p>

Current Land Use
The subject property is the site of Lee’s Summit High School.

Description of Applicant’s Request
Lee’s Summit High School is slated to undergo a façade renovation and building addition project. The proposed improvements include an extensive use of architectural metal panels as a primary exterior material. The use of metal as a primary exterior material on a non-residential building located outside of an industrial area requires approval as a conditional material via a preliminary development plan

application. The scope of the subject application is limited to the consideration of architectural metal panels as a primary exterior building material.

2. Land Use

Description and Character of Surrounding Area

Lee’s Summit High School anchors the northwest corner of the M-291 Hwy/US 50 Hwy intersection. The school serves as a transition between commercial uses along the M-291 Hwy corridor and single-family residential to the west and north.

Adjacent Land Uses and Zoning

North:	Single-family residential / RP-2 (Planned Two-family Residential)
South:	US 50 Hwy
East:	M-291 Hwy
West:	Single-family residential / R-1 (Single-family Residential) and RP-2

Site Characteristics

The high school campus is bordered to the south and east by US 50 Hwy and M-291 Hwy, respectively. The school buildings are primarily located on the western half of the campus, adjacent to single-family residential neighborhoods.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
8.120,8.170,8.180	Design Standards

Unified Development Ordinance

The UDO allows the use of metal by right only in an incidental role, such as trim, architectural accent features and standing seam metal roof. However, it allows the use of architectural metal siding as a primary exterior material as approved by the Planning Commission and/or City Council.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.2

Comprehensive Plan

The proposed architectural improvements are consistent with the Downtown Master Plan's goal of encouraging diversified development (e.g. architecture) styles.



5. Analysis

Background

Renovations and additions to Lee's Summit High School are part of a current capital improvement plan for the Lee's Summit R-7 School District. Included in the plan are building improvements incorporating architectural metal paneling as a primary exterior material. The UDO only allows the use of metal as a primary exterior material with approval by the Planning Commission and/or City Council through a preliminary development plan. In the case of a public school facility, the Planning Commission takes final action on a preliminary development plan application; the application does not move on to the City Council for consideration. The purpose of the subject application is to seek approval of architectural metal paneling. The Planning Commission's purview in the consideration and action on the subject application is limited to the proposed use of architectural metal panels as a primary exterior building material. Review and approval of the proposed building additions do not cross the threshold requiring Planning Commission approval. Therefore, City staff will review and approve the Lee's Summit High School improvements at the administrative level under separate applications.

Compatibility

The proposed use of architectural metal panels is consistent with contemporary architectural design for commercial development and institutional uses such as schools, government buildings and churches. Previous approvals for the use of architectural metal panels as a primary exterior building material in Lee's Summit include several car dealerships, churches, the City's Water Utilities building and the recently approved public library projects.

Adverse Impacts

The proposed architectural metal panels will not detrimentally impact the aesthetics of the surrounding area. The campus sits at the intersection of the M-291 Hwy and US 50 Hwy commercial corridors. The use of architectural metal is appropriate given the campus location and the increased use of the material on similar institutional facilities through the city.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. Architectural metal panels shall be allowed as a primary exterior building material as shown on the building elevations dated September 4, 2010.

Standard Conditions of Approval

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.