

City of Lee's Summit

Development Services Department

June 9, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *UHF For RGM*

RE: **PUBLIC HEARING – Appl. #PL2017-097 – PRELIMINARY DEVELOPMENT PLAN – Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment, applicant**

Commentary

This preliminary development plan application is for the property located at 4101 NE Lakewood Way. The 12.80 acre property will be platted into two lots and one tract. Lot 1 will be 6.71 acres and be the site of the proposed Coleman Equipment development. The remaining property will be a single lot to be divided and developed at a future date. The future development will require approval of a preliminary development plan under separate application. The development will be accessed by a private street (constructed to public standards) contained on a common area tract.

The overall amount of proposed square footage for the building on Lot 1 is 14,000 sq. ft.; 6,690 sq. ft. will be dealership area and 5,500 sq. ft. will be shop area. An outdoor equipment display area will be located on the west side of the proposed building. The color palette for the proposed building includes Case Orange, Volcanic Ash and City Storm for the smooth architectural panels. The standard metal building panels will be Grey Shimmer and the stone veneer wainscot will be Limestone Bucks County.

The applicant requests a modification to the requirement that vehicle parking areas and access drives be paved with a hard surface. An alternate material is proposed to satisfy parking requirements for the site. Staff supports the modification requested.

The applicant also requests a modification to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units. An alternate screening design is proposed to satisfy the requirements for the site. Staff supports the modification requested.

- 14,000 square feet building
- 35% proposed overall impervious coverage – 80% maximum allowed impervious coverage¹
- 65% proposed overall open area – 20% minimum required open area¹
- 0.05 proposed overall FAR – 1.0 maximum allowed FAR¹
- 47 parking spaces required – 49 parking spaces provided

¹ - Development standards of the PI-1 district shall apply

Recommendation

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

1. A modification shall be granted to the paved parking/display requirement, to allow decorative mulch placed over gravel filled reinforced modular cellular grid system for the equipment display area.

2. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed Envisor Screening System in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment.

Project Information

Proposed Use: Retail/dealership/repair shop

Zoning: PMIX (Planned Mixed Use District)

Land Area: 292,504.83 sq. ft. (12.8 acres)

Building Area: 14,000 sq. ft.

Location: 4101 NE Lakewood Way

Surrounding zoning and use:

North: PI (Planned Industrial District) – Lakewood Business Park

South (across NE Lakewood Way): PMIX (Planned Mixed Use District) – Eastport Professional Office Park

East: PI (Planned Industrial District) & PMIX (Planned Mixed Use District) – Lakewood Business Park

West (across NE Lakewood Way): US Highway 50

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 E of 470 by Ord. #4713.

Analysis of Preliminary Development Plan

Parking Area Improvement - Modification requested. Staff supports the request.

- Proposed – The applicant proposes to provide a gravel filled reinforced modular cellular grid system with decorative mulch placed over the top for the equipment display area.
- Required – All vehicle parking areas and access drives shall be improved with one of the following:
 - A minimum 4 inch asphaltic concrete base overlaid with a 1.5 inch asphaltic concrete surface, constructed on a subgrade of 6 inch granular base course, over either Geogrid or 6 inch stabilized subgrade; or
 - A minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a subgrade of 4 inches of granular base course.
- Recommended – By installing the gravel filled reinforced modular cellular grid system with decorative mulch placed over the top in the equipment display area, the applicants are achieving the desired aesthetic look they seek while simultaneously meeting the spirit of the requirements with regards to durability and maintenance of the area. The use of the grid system will also result in a reduction of stormwater runoff by reducing the overall impervious surfaces.

Roof-Mounted Equipment Screening- Modification requested. **Staff supports the request.**

- Proposed – The applicant proposes to provide screening for all roof-mounted equipment by utilizing the Envisor Screening System in lieu of parapet walls.
- Required – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.
- Recommended – The Envisor Screening System is opaque so the mechanical units are shielded from view. The proposed screening material meets the intent of the UDO requirement. 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. A backflow vault shall be located outside of an easement or right-of-way.
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 development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
3. 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.
4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
5. A Land Disturbance Permit shall be obtained from the Public Works Department if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the Final Development Plan / Engineering Plans.
6. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
7. Private pavement sections shall either follow Article 12 of the UDO or Table LS-2 or LS-3 of the Design & Construction Manual for pavement thickness and base requirements.

Fire

8. 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.
9. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an

approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Action required: Knox padlocks shall be provided on the gates.

Planning

10. All exterior lighting shall meet the lighting requirements as outlined in the Unified Development Ordinance, Division V, Article 7, Lighting Standards. A photometric plan showing the lighting levels throughout the site and at the property lines shall be provided. All proposed lighting must comply with the lighting requirements of Article 7 of the UDO.
11. 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 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
12. Sign permits shall be obtained through the Development Services Department prior to the installation of any signs. All proposed signs must comply with the requirements of Article 13 of the UDO.
13. A completed FAA Form 7460 shall be provided to the Development Services Department prior the approval of a final development plan.
14. All exterior architectural elements shall meet the design requirements as outlined in the Unified Development Ordinance, Article 7, Design Standards. Exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.
15. A plat shall be approved and recorded prior to any building permits being issued.
16. All landscaping shall meet the landscaping requirements as outlined in the Unified Development Ordinance, Article 14, Landscaping, Buffers and Tree Protection. The quantity and size of all landscaping vegetation shall meet the minimum landscaping requirements set forth in Unified Development Ordinance (UDO) Section 14.

RGM/csm

Attachments:

1. Transportation Impact Analysis prepared by City Traffic Engineer, Dated June 7, 2017 – 2 pages
2. Preliminary Development Plan – date stamped May 23, 2017 – 11 pages
3. Rooftop Mechanical Equipment Screening Details – date stamped May 23, 2017 – 6 pages
4. Vehicle Parking Areas and Access Drive Requirement Modification Request Letter, date stamped June 7, 2017
5. Location Map