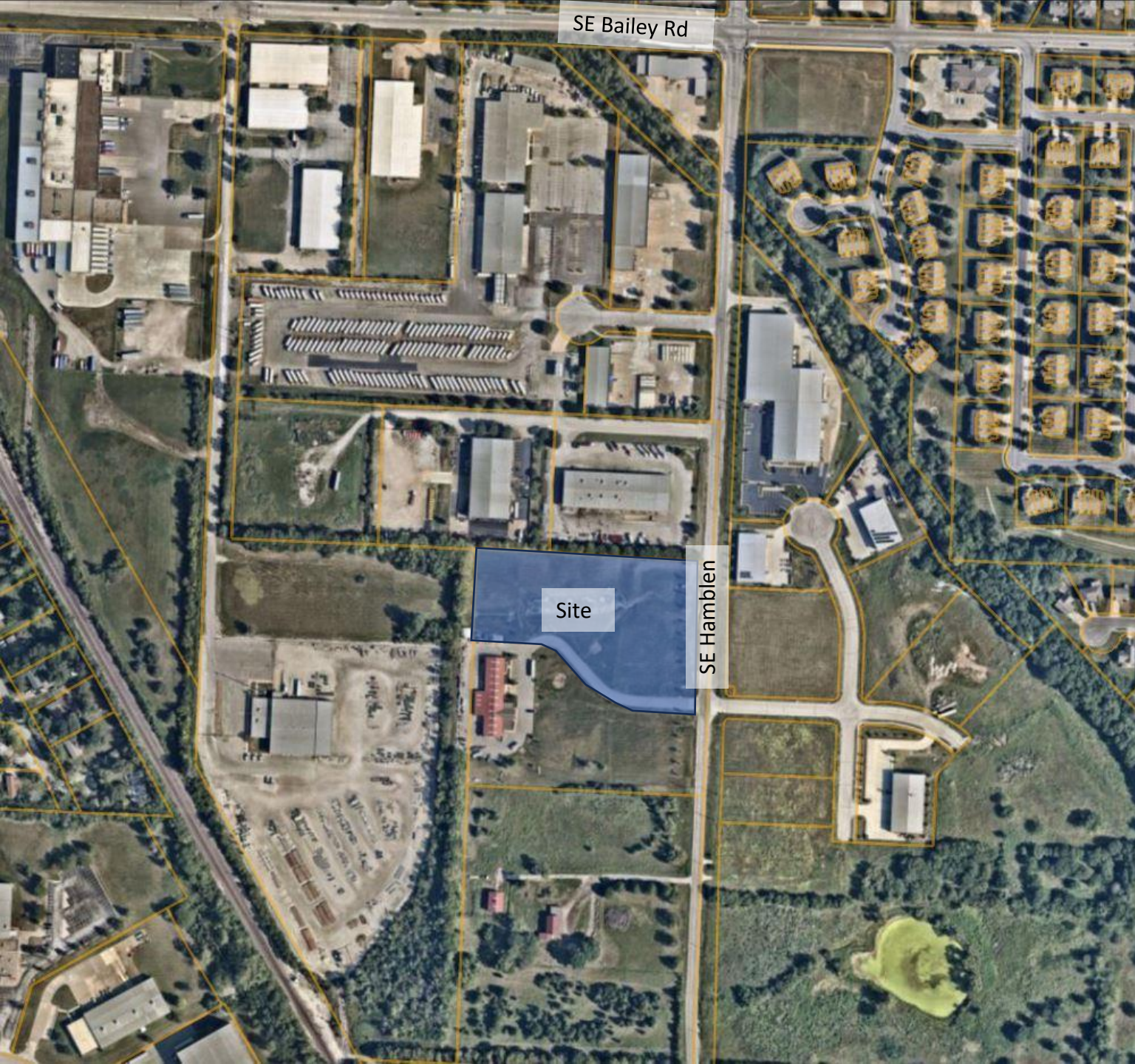




# Tailormade Field House

PL2023-162-Preliminary Development Plan

Lee's Summit Planning Commission— September 14, 2023



# Project Location

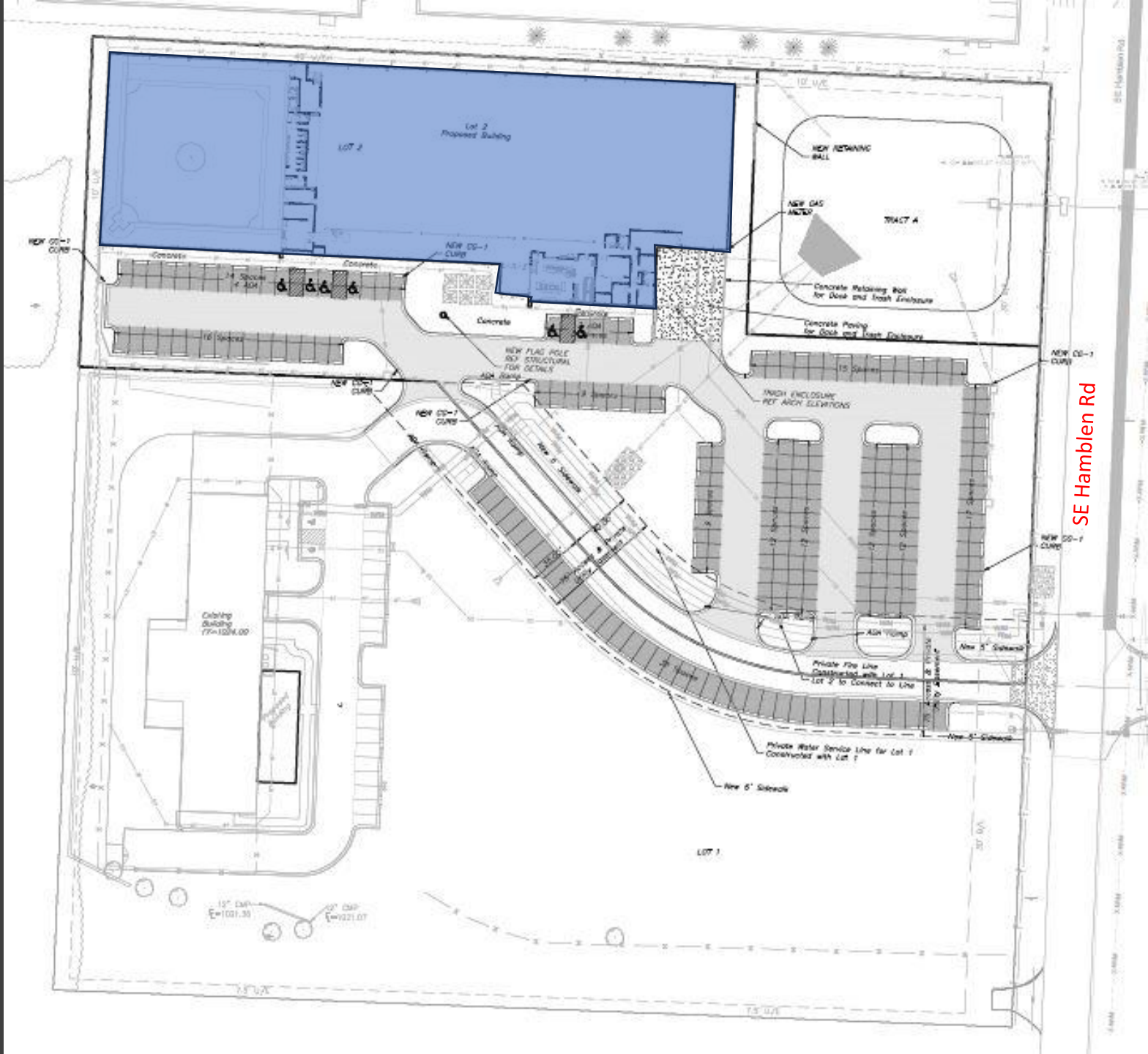
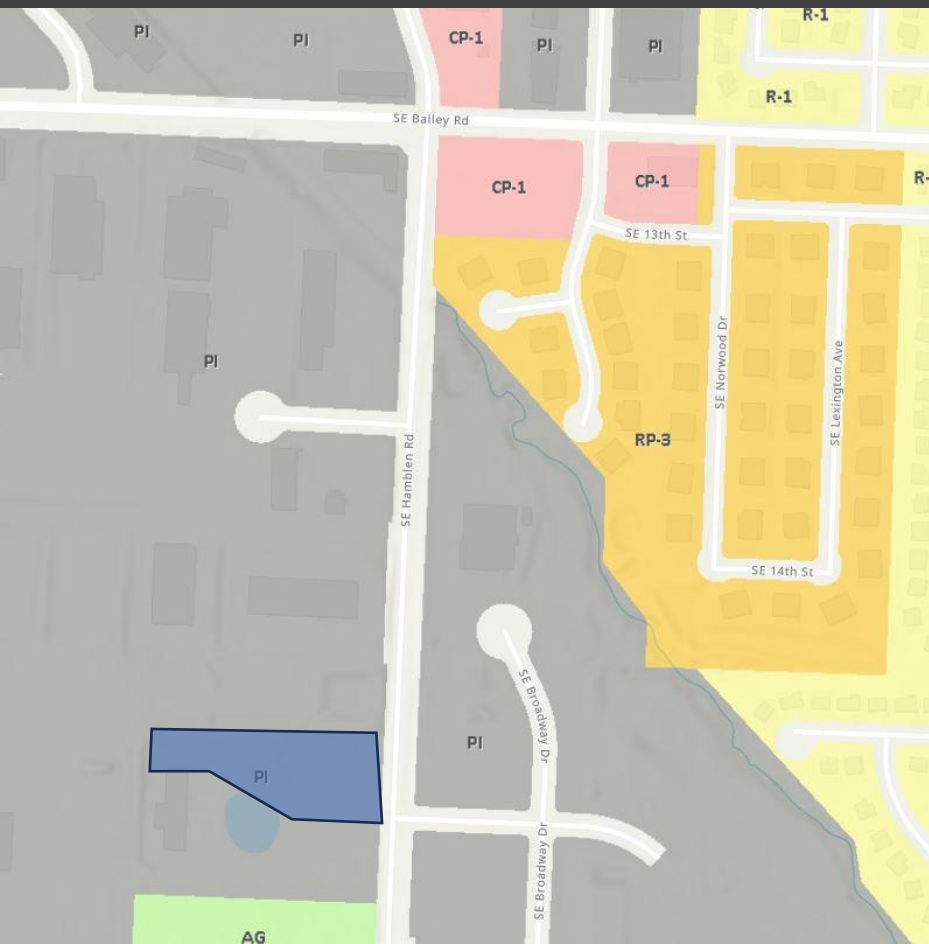
1600 SE Hamblen Road  
Lee's Summit, MO

Approximately 4.02 acres  
generally located at the  
Northwest corner of SE Hamblen  
Road and SE Kingspoint Dr

# Site Plan

Building Area  
Parking Provided

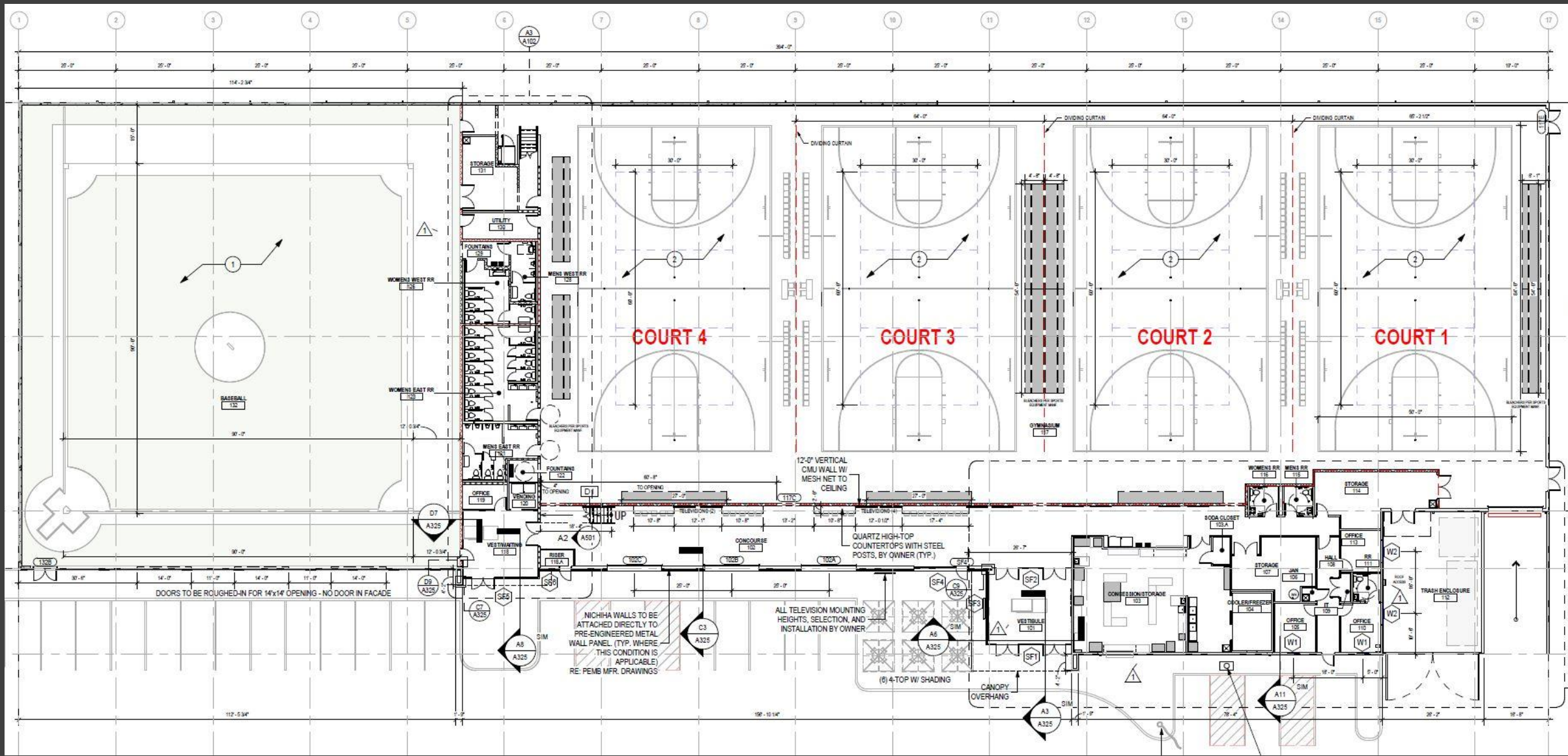
48,885 sf  
176 Spaces





4 Full Size Basketball Courts  
4 Full Size Volleyball Courts  
1 Baseball Infield  
Concession Stand

# Floor Plan



## Modification Requests

The applicant has requested a modification to UDO Sec. 8.180 - Architectural Characteristics.

**Required** – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.

**Proposed** – The applicant has proposed to utilize bolt on screening in the place of a parapet wall.

**Recommended** – With larger building, constructing a parapet wall that encompasses the entire perimeter of the proposed roof line is excessive and not practical. The proposed screening system is opaque and provides adequate screening of the mechanical units while meeting the intent of the UDO requirement. This same modification has been granted in the past such as the Coleman Equipment development at 4101 NE Lakewood Way (PL2017-097). For this reason, staff believes the modification is reasonable and supports the request.

The applicant has requested a modification to UDO Sec. 8.620 - Parking lot design.

**Required** – Head-in parking from any public right-of-way or private street shall not be permitted.

**Proposed** – The applicant has requested the use of head-in parking along the private street servicing the proposed project.

**Recommendation** – Access to the two uses (Field house and contractor) are through a single private street. The two uses will be operated on opposite schedules. The contractor use is primarily Monday - Friday, 8 to 5 with the proposed Field House being operated primarily on evenings and weekends. This separation of uses makes the private street serving the site function similar to a parking lot entrance. The proposed additional parking located on the private street will serve as overflow parking for the transition flow during practice changes. For these reasons, staff believes the modification is reasonable and supports the request.

The applicant has requested the use of architectural metal panels. The UDO restricts building materials to masonry, concrete, stucco, and glass in the PI zoning district. Metal is limited to an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

As the quality of architectural metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. This proposed material is consistent with other approved developments in the City such as churches, car dealerships and the recently approved Fire Stations.

## Site Specific Conditions

- 1.) 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 screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted Building Elevations, dated May 2, 2023 and revised June 21, 2023.
- 2.) A modification shall be granted to the requirement that head-in parking from any public right-of-way or private street shall not be permitted, to allow for head-in parking along the private street as depicted on the Preliminary
- 3.) Development Plan, dated June 22, 2023 and revised July 18, 2023.
- 4.) At no time shall tournament or game play be conducted at the facility.
- 5.) Development shall be in accordance with the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations May 2, 2023 and revised June 21, 2023.
- 6.) Do (Due) to the nature of the widening on Hamblen Road, removing the current markings and replacing them is not acceptable. All Thermoplastic markings shall be removed and a full width micro-seal be done on the improved section of roadway and new striping put down.

*Request removing the note "a full width micro-seal be done"  
and replaced with "the Developer shall cover the existing markings to the satisfaction of the City Traffic Engineer"*

# Community Meeting Summary: July 20, 2023

## Attendees

None

## Comments

None



# Site 2017



Thank you

Questions?

