

# City of Lee's Summit

## Department of Planning & Codes Administration

July 1, 2016

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director

RE: **PUBLIC HEARING – Appl. #PL2016-088 – PRELIMINARY DEVELOPMENT PLAN – QuikTrip, 120 SW M-150 Hwy; QuikTrip, applicant**

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### Commentary

This preliminary development plan is for the redevelopment of the existing QuikTrip site at the northeast corner of SW M-150 Hwy and SW Market St. The existing 4,300 sq. ft. convenience store, 10 fueling stations and canopy are proposed to be demolished and replaced with a 5,773 sq. ft. convenience store, 10 fueling stations and canopy. The proposed convenience store is QuikTrip's Generation 3 design, which has a primarily brick exterior with porcelain tile accents used on the building's front and both side entry features. The fueling station canopy columns use brick from top to bottom.

The site lies within the boundaries of the M-150 Hwy Corridor Development Overlay (CDO) district, and is subject to its requirements. The overlay district requires the incorporation of additional design and sustainability elements into the plan. The proposed plan provides a variety of these elements, such as pedestrian and bicycle accessibility; stormwater-related Best Management Practices; use of sustainable materials; and shade structures.

The applicant requests modifications to the following UDO requirements: parking lot setback, under-canopy lighting levels, automatic door locks, trash enclosure screening, **and** mechanical unit screening. ~~and M-150 CDO minimum point score.~~ **A request for modification to the M-150 CDO minimum point score was originally presented to the Planning Commission for consideration at the June 14, 2016, meeting. Following the meeting, the applicant and Staff were able to identify additional sustainable development and business practices to be implemented at this site to garner the additional points necessary to satisfy the minimum point score of the M-150 CDO and thus eliminate the need for a modification. (revised by Staff)**

It should be noted that based on staff's recent experience in applying the M-150 CDO standards to the first three projects subject to its requirements, including the subject application, staff has begun to re-examine the point system for potential changes. The goal of any changes will be to strike a balance between furthering the goals and vision of the M-150 Hwy CDO and the practical application of the overlay's requirements. Proposed changes to the existing requirements will require a UDO amendment, and thus will we required to be brought before the Community and Economic Development Committee, the Planning Commission and the full City Council for consideration.

- 5,773 square foot building
- 0.05 floor area ratio (FAR) – 0.55 maximum permitted
- 70% impervious coverage – 80% maximum permitted
- 30% open area – 20% minimum open area required
- 59 parking spaces provided; 29 spaces required

### Recommendation

Staff recommends <b>APPROVAL</b> of the preliminary development plan, subject to the following:
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1. A modification shall be granted to the minimum 20 foot parking lot setback requirement, to allow a 9.91 foot setback along SW Market St.
2. A modification shall be granted to the under-canopy lighting maximum of 30 foot-candles, to allow an under-canopy maximum of 67 foot-candles.
3. A modification shall be granted to the requirement of an automatic door lock capable of being locked from the cash register counter.
4. A modification shall be granted to the requirement that all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed mesh screening around the periphery of the roof-top mechanical equipment.
5. A modification shall be granted to the requirement that each trash enclosure include a steel gate painted to be compatible with the color of the masonry walls and building it is to serve, to allow the proposed mesh screening gate.
6. ~~A modification shall be granted to the M-150 Hwy CDO minimum 250 point score for non-residential development, to allow a point score of 130 points.~~ **(revised by Staff)**
7. The southern access point onto SW Market Street shall be removed as recommended in the Transportation Impact Analysis form dated June 6, 2016.
8. The development construction shall be in accordance with the preliminary development plan, date stamped May 24, 2016.

## Project Information

**Proposed Use:** convenience store with 10 fueling stations

**Land Area:** 2.43 acres (105,937 square feet)

**Building Area:** 5,773 square feet

**Location:** northeast corner of SW M-150 Hwy and SW Market St

**Zoning:** CP-2 (Planned Community Commercial District)

**Surrounding zoning and use:**

**North:** CP-2 (Planned Community Commercial District) – undeveloped acreage

**South (across SW M-150 Hwy):** CP-2 – retail center

**East:** CP-2 – bank

**West (across SW Market St):** CP-2 – fast-food restaurant and retail center

## Analysis of Preliminary Development Plan

**Parking Lot Setback.** Modification requested. **Staff supports the requested modification.**

- Required – parking lots shall be set back a minimum 20 feet from the right-of-way
- Proposed – 9.91 feet setback from the SW Market St right-of-way
- Recommended – The existing parking lot is set back approximately 5 feet from the SW Market Street right-of-way. The existing parking lot does not meet the current 20 foot setback requirement, but this is considered a lawful non-conforming condition. The proposed redevelopment doubles the parking lot setback from approximately 5 feet to approximately 10 feet. Although the new parking lot configuration does not meet the current setback requirement, it does lessen the degree of nonconformity from that of the

existing parking lot. Staff supports the requested modification to the minimum parking lot setback.

**Lighting.** Modification requested. **Staff supports the requested modification.**

- Required – under-canopy lighting levels shall be a minimum of 10 foot-candles and a maximum of 30 foot-candles
- Proposed – lighting levels at the fueling stations range from 35 to 67 foot-candles.
- Recommended – QuikTrip finds that as part of their life-safety Best Management Practices, this level of lighting produces the highest image quality of the on-site surveillance cameras. The canopy lights are recessed and will direct light straight downward and thus will not negatively impact any of the adjacent properties with light spillage. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy.

**Crime Prevention Through Environmental Design (CPTED) Requirements** Modification requested. **Staff supports requested modification.**

CPTED is defined as the proper design and effective use of the built environment that can lead to a reduction in the fear and incidents of crime, and an improvement in the quality of life. A convenience store is a conditional use requiring review of CPTED mandatory review requirements. A modification has been requested for an automatic door lock.

- Required – An automatic door lock capable of being locked from the cash transaction counter shall be provided.
- Proposed – QuikTrip properties do not incorporate this type of lock into their store designs.
- Recommended – All QuikTrip properties have cameras on site that have a view of all areas of the property. Also, with this type of system there may be the potential of employees and store patrons not being able to exit the facility in a crisis situation. The Lee's Summit Police Department agrees that this type of system is no longer considered a CPTED best management practice. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy.

**Roof-mounted mechanical unit screening.** Modification requested. **Staff supports requested modification.**

- Required – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.
- Proposed – An opaque mesh screen extending around the location of the roof-mounted mechanical equipment.
- Recommendation – Staff has visited a QuikTrip location within the metropolitan area that uses the proposed mesh screening method. The screening is opaque so the mechanical units are shielded from view. The screening allows for better air circulation around the rooftop equipment, which should increase its operational life by allowing more heat to escape from the units. QuikTrip will have a regular maintenance schedule regarding the replacement of the mesh screening. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy.

**Trash enclosure unit screening.** Modification requested. **Staff supports requested modification.**

- Required – All trash enclosures shall include a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.
- Proposed – An opaque mesh screen gate.
- Recommendation – Staff reviewed the material proposed to serve as the screening material for the enclosure's gate. The screening provides sufficient opacity to shield the trash dumpster from view, while providing sufficient transparency at close distance to QuikTrip staff to be able to see through the gate when they are inside the trash enclosure thereby allowing for greater safety for QuikTrip employees. Staff supports the requested modification. The City Council recently granted this same modification for a new QuikTrip location at the southwest corner of NW Mulberry St and NW M-291 Hwy.

**Sustainability Standards.** ~~Modification requested. Staff supports the modification.~~  
**(revised by Staff)**

- Proposed – ~~430~~ **275 points (updated by Staff)**
- Required – a minimum of 250 points for non-residential development with frontage on M-150 Hwy
- Recommended – The M-150 Corridor Development Overlay district has an established Menu of Sustainability Options (Table 6-1) designed to further the goals of the overlay district. Different point values are assigned to certain site or building design features that are incorporated into a proposed development. **An applicant may additionally submit for alternative equivalent compliance to seek approval for the substitution of options outlined in Table 6-1 (Menu of Sustainability Options) through the provision of alternative sustainable development approaches. Substituted options must meet the overall intent of the topic area they are being substituted for. (revised by Staff)**

The applicant has provided the following list of the design features, and corresponding points, from the Menu of Sustainability Options incorporated into the proposed development:

- Pedestrian access – 5 points
- Bicycle facilities. Bike racks provided – 5 points
- **Bicycle facilities. Free air station available to for care and bike use – 5 points (revised by Staff)**
- Livable Streets. The existing abutting streets are designed to meet livable streets standards – 35 points
- Landscaping irrigation – 10 points
- **SafePlace. QuikTrip partners with SafePlace as a designated location to offer help to at-risk youth – 20 points (revised by Staff)**
- Stormwater Best Management Practices – 15 points
- **Special SNOUT catch basin insert is installed downstream of fuel pumps to mitigate any hydrocarbon pollutants – 15 points (revised by Staff)**
- **Fuel System. Fuel system monitoring exceeds regulatory agency requirements to minimize risk of fuel leaks – 50 points (revised by Staff)**
- Locally sourced materials – 10 points

- Paving materials. All concrete paved surfaces – 10 points
- Shade structures. Canopies over building entrances and outdoor seating umbrellas – 20 points
- Exterior lighting. All LED light fixtures throughout the site – 5 points
- **Interior lighting. All LED light fixtures inside the building – 5 points (revised by Staff)**
- Durable building materials. Brick building – 5 points
- **Store policies. Ice is bagged in stores to reduce deliveries to store – 20 points (revised by Staff)**
- **Cool roof – 15 points (revised by Staff)**
- Waste management plan – 10 points
- **Store policies. Employees sweep/pick up trash in parking lot and landscaped areas a minimum 5 times per day and as needed – 10 points (revised by Staff)**
- **Re-use/waste reduction – Stores re-use crates from vendors and shipping containers to reduce the generation of waste – 5 points (revised by Staff)**

The design features listed above earn the proposed development a total of ~~430~~ **275** points out of 250 required points, which equates to ~~52%~~ **110%** of the required points, **thereby exceeding the minimum score.** ~~The applicant requests a modification to the minimum number of required points, to allow 130 points based on the design features shown on the preliminary development plan. The Menu of Sustainability Options was developed with a focus on residential, commercial and mixed-use developments. A number of the listed design features (e.g. structured parking, vertical mixed-use, mix of housing types, etc.) are impractical or incompatible with stand-alone commercial developments, particularly in a case such as this where a single building site is being redeveloped. The applicant has identified and incorporated as many design features into the redeveloped convenience store as possible and practical within QuikTrip's design framework. Staff supports granting a modification as requested. (revised by Staff)~~

#### **Signage - Number.**

- Required – Three (3) wall signs and 1 monument sign per street frontage, or as approved by Planning Commission.
- Proposed – A total of 5 “QT” wall signs plus 1 monument sign are proposed for the site. Three (3) of the wall signs are proposed for the building. Two (2) signs are proposed for the canopy.
- Recommended – Staff believes the proposed placement of 3 wall signs on the convenience store building and 2 wall signs on the fueling station canopy to be a reasonable and appropriate means of identification for the site. Staff supports the proposed number of wall signs for the site. The proposed monument sign complies with the requirements of the UDO.

**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.*

### **Public Works**

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 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 or prior to the approval of the final development plan/engineering plans.
4. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City of verification.
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.

### **Planning and Codes Administration**

7. 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.
8. Landscaping shall comply with all requirements of Section 14 of the UDO.
9. The location of all onsite oil and/or gas wells must be documented prior to issuance of a building permit for the project.
10. A new cross-access easement between Lot 1 and Lot 2 shall be dedicated along the north side of the site for the reconfigured drive.
11. A final plat shall be approved and recorded prior to any building permits being issued.
12. 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.
13. This development shall be subject to the Crime Prevention Through Environmental Design (CPTED) requirements of Article 9 of the UDO. Compliance with said requirements shall be checked at the time of final development plan and building plan review.

RGM/hsj

Attachments:

1. Traffic Impact Analysis prepared by Michael Park, dated June 6, 2016 — 3 pages
2. Preliminary Development Plan (11 pages) date stamped May 24, 2016, consisting of:
  - Cover Sheet
  - Demo Plan
  - Site Plan
  - Grading Plan
  - Landscape Plan
  - Photometric Plan
  - Detail Sheet 1
  - Detail Sheet 2
  - Detail Sheet 3
  - C-store Elevations
  - Fuel Canopy Elevations
3. M-150 Hwy CDO Point Tally, date stamped June 29, 2016
4. Modification Request Letter, date stamped May 24, 2016
5. Location Map