



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-338 and PL2022-365
File Name	SPECIAL USE PERMIT for a golf driving range and outdoor miniature golf facility and PRELIMINARY DEVELOPMENT PLAN – Blue Jeans Golf
Applicant	Blue Jeans Golf, LLC
Property Address	1501 NE US 40 Hwy
Planning Commission Date	December 8, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Sue Pyles, PE, Senior Staff Engineer

Public Notification

Pre-application held: August 16, 2022
Neighborhood meeting conducted: October 3, 2022
Newspaper notification published on: November 19, 2022
Radius notices mailed to properties within 300 feet on: November 18, 2022
Site posted notice on: November 18, 2022

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Attachments

Preliminary Development Plan, dated November 7, 2022 – 10 pages
Use Narrative, dated October 18, 2022 – 4 pages
Special Use Permit Explanation, uploaded November 9, 2022

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Blue Jeans Golf, LLC /Applicant
Applicant’s Representative	Tanner Micheli
Location of Property	1501 NE US 40 Hwy
Size of Property	±32.7 Acres (1,422,1344.6 sq. ft.)
Building Area	2,000 sq. ft. – Buildings <u>15,000 sq. ft. – Covered Bays</u> 17,000 total sq. ft.
Floor Area Ratio (FAR)	0.013 FAR
Zoning	AG (Agricultural); CP-2 (Planned Community Commercial District); and PI (Planned Industrial)
Number of Lots (existing)	3 Lots
Comprehensive Plan Designation	Parks/Open Space
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed special use permit. The City Council takes final action on the special use permit. 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.
Duration of Validity	A special use permit shall be valid for a specific period of time if so stated in the permit. Preliminary development plan approval by the City Council 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 City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use
The subject property is developed as an outdoor golf driving range and mini-golf facility. The facility stopped operation approximately 6 years ago and has remained vacant since that time.

Description of Applicant’s Request
The applicant seeks approval of a special use permit for a period of 25 years to renew operation of a golf driving range and mini-golf facility that ceased operation and has remained vacant since approximately 2015. The applicant also submitted a preliminary development plan application for the purpose of seeking approval for the use of repurposed metal shipping containers to replace an existing building.

Approval of metal as a conditional exterior building material is required through a preliminary development plan application.

2. Land Use

Description and Character of Surrounding Area



The property is located along the south side of US 40 Hwy near the city's northernmost limits (depicted by the dashed yellow line). The property is bordered by Fleming Park to the west and south, which is composed of property owned by Jackson County and the US Army Corps of Engineers. The abutting park property is zoned AG (Agricultural).

Adjacent Land Uses and Zoning

North (across US 40 Hwy):	Undeveloped acreage / CP-2
West:	Fleming Park / AG
South:	Fleming Park / AG
East (outside city limits):	Fleming Park / AG

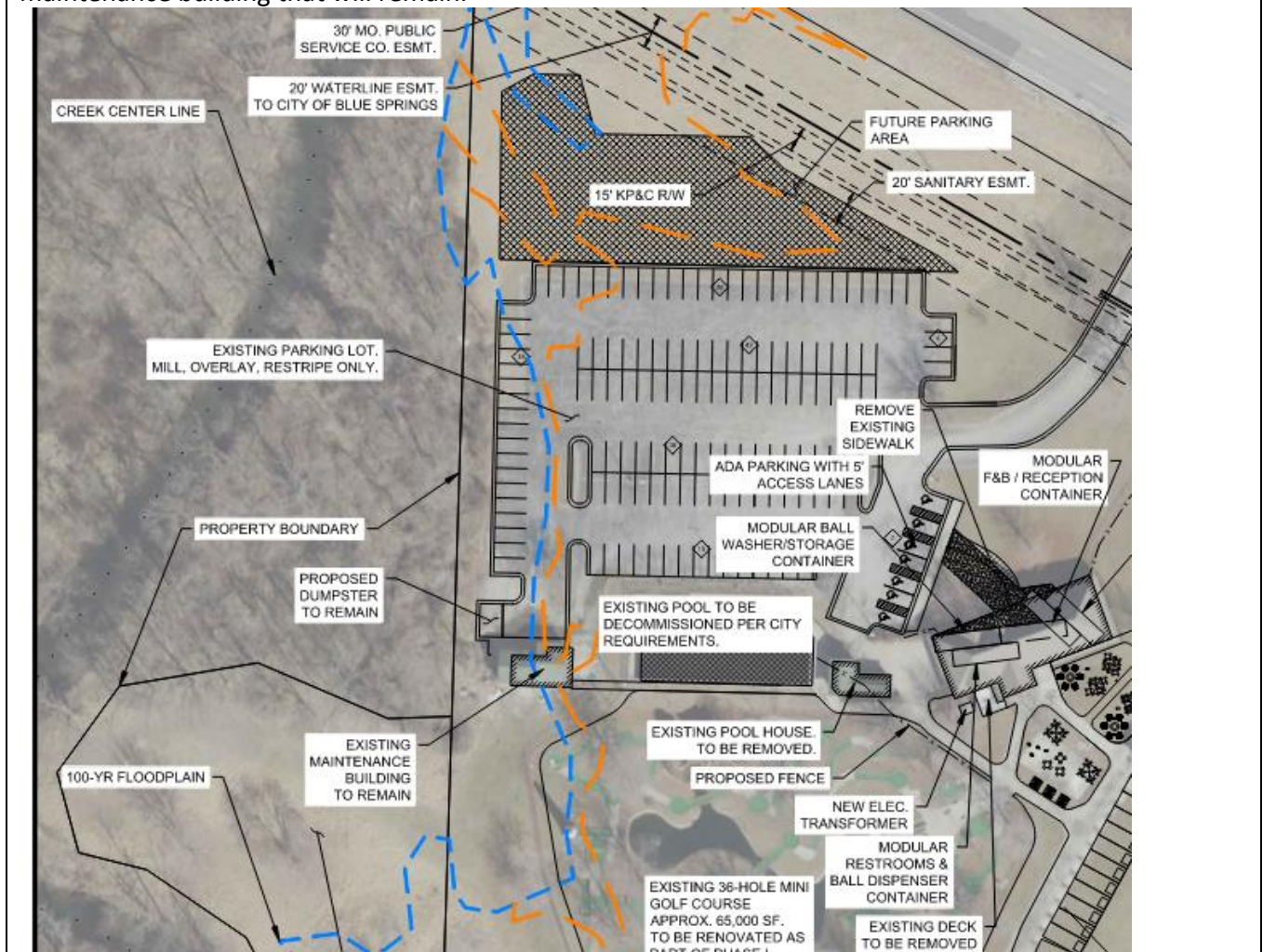
Site Characteristics

The overall site is fairly flat but slopes from east to west toward the east fork of the Little Blue River. The easternmost portion of the overall site is undeveloped, heavily treed and does have some significant

grades. US 40 Hwy serves as the lone means of access to the site.

Special Considerations

The 100-year floodplain boundary (depicted by the blue line) and 500-year floodplain boundary (depicted by the orange line) that generally follow the course of the east fork of the Little Blue River extends onto a portion of the site. The impacted area is comprised of a portion of parking lot and the site of an existing maintenance building that will remain.



3. Project Proposal

Parking

Proposed		Required	
Total parking spaces proposed:	138 (existing)	Total parking spaces required:	Per plan
Accessible spaces proposed:	7	Accessible spaces required:	5

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	15' Build	128' Build

Side (west)	10' Build	287' Build
Side (east)	10' Build	650' Build
Rear	20' Build	147' Build

Yard	Parking Required	Parking Proposed
Front	20' Parking	77' Parking
Side (east)	6' Parking	931' Parking
Side (west)	6' Parking	22' Parking
Rear	6' Parking	618' Parking

Structure(s) Design

Number and Proposed Use of Buildings
1 modular building pod (consisting of 5 repurposed metal shipping containers) 60 total covered hitting bays (Phase 1 – 40 bays + Future Phase – 20 bays)
Building Height
17'-4" – modular building pod 12'-9" – covered hitting bays
Number of Stories
2-story modular building pod 1-story hitting bays

4. Unified Development Ordinance (UDO)

Section	Description
6.620,6.650,6.870,6.880	Special Use Permit
2.300,2.320	Preliminary Development Plan
4.060,4.190,4.220	Zoning Districts
8.170	Building Materials

Unified Development Ordinance

Golf driving ranges and miniature golf facilities are special uses in the AG, CP-2 and PI zoning districts. The subject facility is composed of three separate parcels. The existing physical improvements are concentrated in the largest of the three parcels, which is the 22.7-acre CP-2 zoned parcel. The CP-2 zoning district “is established to provide a location for a full-range of retail and office development serving the general needs of the community. This district is not considered appropriate for heavier commercial uses that border on being lighter industrial in nature, and thus more appropriate for the CS or PI District.”

Special Use Permit Time Period

Under Sec. 6.630 of the UDO, the applicant must request “[t]he length of term of the use after the date of issuance of the permit”. The applicant requests the special use permit be granted for a period of 25 years. The existing facilities were originally granted 25-year SUPs at the time of their original approval in 1990.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The use is consistent with the recommended land use designation of Parks/Open Space. This land use category includes all public and private parks, golf courses and nature preserve areas. Renovating and renewing the operation of the driving range and mini-golf facility will bring renewed economic value and activity to this long vacant property, which falls in line with identified goals and objectives in the Ignite Comprehensive Plan.

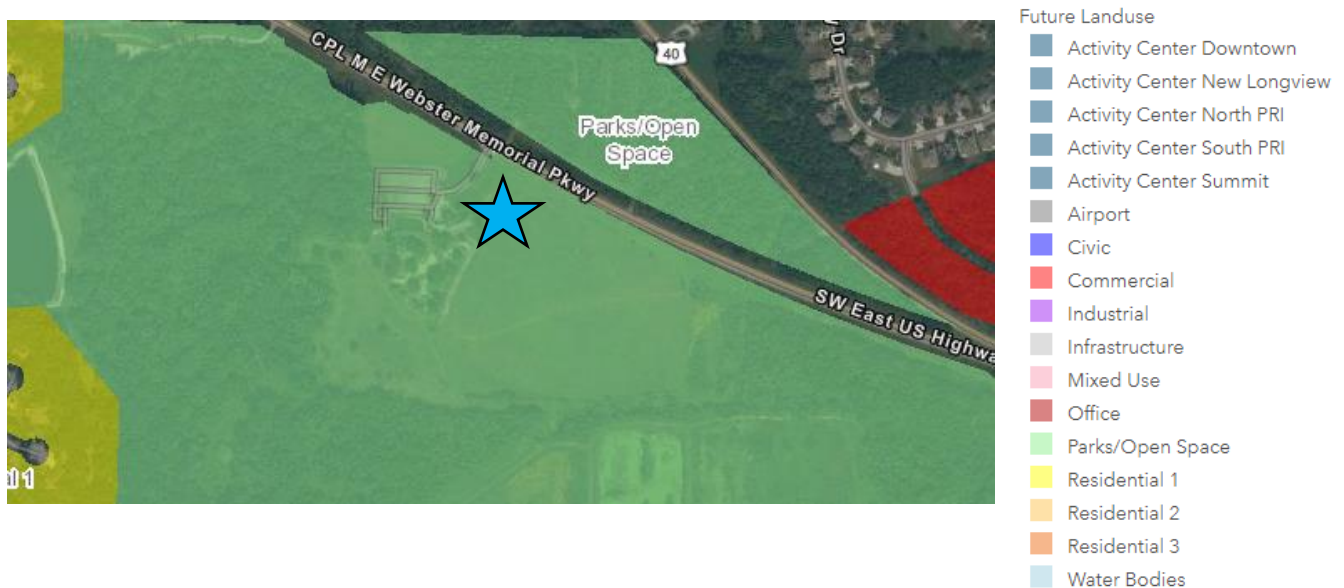


Figure 1 - Ignite Comp Plan Land Use Map

6. Analysis

Background and History

The applicant requests a special use permit to renew operation of a long-vacant golf driving range and mini-golf facility.

- March 20, 1990 – The City Council approved a rezoning (Appl. #1990-001) from district PI to CP-2 for 22.7 acres for a golf driving range and mini-golf facility by Ordinance No. 3390. The City Council also

approved a 25-year special use permit (Appl. #1990-002) for said golf driving range and mini-golf facility by Ordinance No. 3391.

- March 20, 1990 – The City Council approved a final development plan (Appl. #1990-061) for Family Golf Park.
- October 1, 1991 – The City Council approved a 25-year special use permit (Appl. #1990-002) for an expanded mini-golf facility to also include batting cages, “kart” track and boat ride by Ordinance No. 3571. The batting cages, “kart” track and boat ride were never constructed.

Compatibility

The existing but vacant golf driving range and mini-golf facility was originally approved in 1990 and remained in operation through the expiration of its original special use in 2015. From a land use standpoint, the facility is bordered on three sides by Fleming Park. The Ignite Comprehensive Plan assigned a future land use category of Parks/Open Space to the subject project, which is reflective of its past use as a golf facility and compatibility with the surrounding park property.

Architecturally, the existing main building, a pool house, swimming pool and covered hitting bays will be removed. In their place will be a pod constructed of repurposed metal shipping containers and new covered hitting bays. The shipping container pod will maintain the metal exteriors, but will be painted various colors to provide visual interest. The covered hitting bays will have an open design with a single-sloped metal roof. There are no other buildings in the immediate area along US 40 Hwy to compare and contrast. The structures are utilitarian in their form and function as support buildings for the facility. The shipping container pod will house storage, restrooms, food & beverage service and other operational functions.

Operationally, the facility will be open year-round. The facility will be open daily from 6am to 2am. Approximately 8 employees will staff the facility.

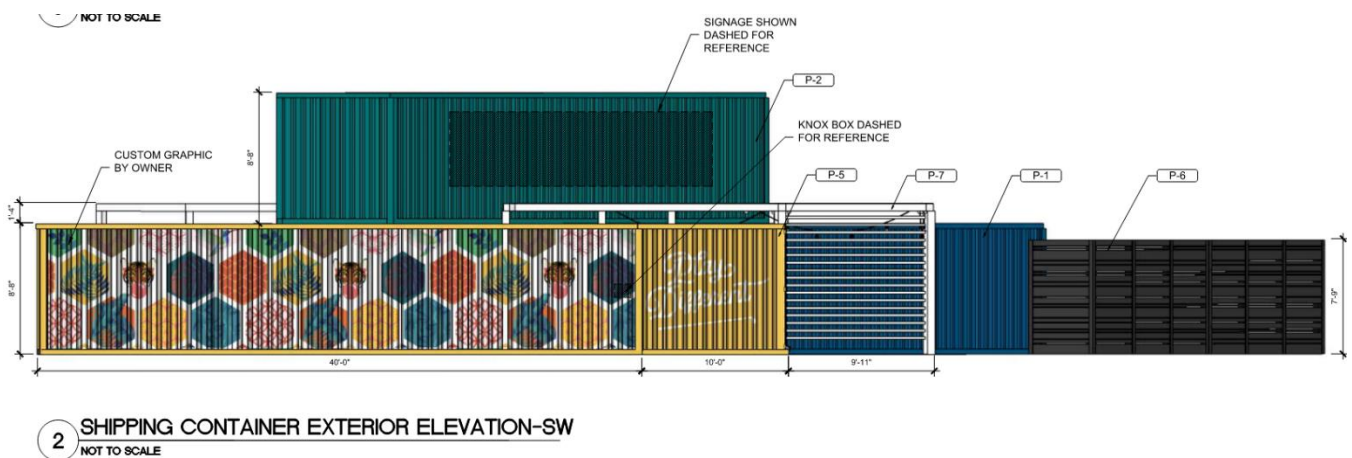
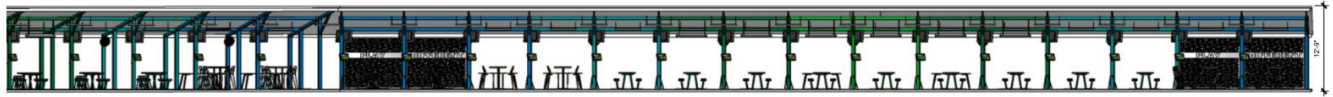


Figure 2 – Shipping Container Pod (SW view)



4 COVERED BAY EXTERIOR ELEVATION-NW
NOT TO SCALE

Figure 3 – Covered Hitting Bays (NW View)

Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property. The site is surrounded by Fleming Park on three sides and US 40 Hwy along the north. Approval of the special use permit will allow the operation of a long-vacant golf driving range and mini-golf facility to recommence.

The existing facility has no on-site stormwater detention. Given that the site sits in a low spot in the watershed adjacent to the east fork of the Little Blue River, the site was originally designed to sheet flow toward the waterway and floodplain to the west.

Public Services

The site has existing sanitary sewer and water service, but water service is not provided by Lee’s Summit. Vehicular access to the site is provided by a single driveway onto US 40 Hwy, which is a MoDOT facility.

Conditional Material

Approved Exterior Materials. Conditional Material Approval

- Required – Metal is only allowed in an incidental role, i.e. trim, features, roofing, siding, or as approved by the Planning Commission and/or City Council.
- Proposed – The exteriors of the shipping container pod are 100% metal on all sides.
- Recommendation – Staff believes the utilitarian form and function of the shipping container pod to be appropriate for a recreational facility. The pod will be used for storage, restrooms, food & beverage service and other operational functions.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated November 7, 2022, including the building elevations and renderings contained therein.
2. The special use permit shall be granted for a period of 25 years.

Standard Conditions of Approval

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 development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

4. 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 site development permits or the start of construction (excluding land disturbance permit).
5. 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.
6. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
7. 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 2018 International Fire Code.