



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-239
File Name	COMPREHENSIVE PLAN AMENDMENT – a change in land use designation from Commercial to Industrial
Applicant	Engineering Solutions, LLC
Location	950 NE Pollard St
Planning Commission Date	July 14, 2022
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: February 1, 2022
Neighborhood meeting conducted: June 16, 2022
Newspaper notification published on: June 25, 2022
Radius notices mailed to properties within 300 feet on: June 24, 2022
Site posted notice on: June_3, 2022

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Attachments

Comprehensive Plan Amendment Exhibit, dated June 22, 2022
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	950 NE Pollard St
Size of Property	±1.31 Acres (56,990 sq. ft.)
Zoning (Existing)	CP-2 (Planned Community Commercial)
Zoning (Proposed)	PI (Planned Industrial District)
Comprehensive Plan Designation (existing)	Commercial
Comprehensive Plan Designation (proposed)	Industrial
Procedure	Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance. The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.

Current Land Use
The subject property is the last undeveloped lot in the Clover Acres subdivision.

Description of Applicant's Request
The applicant proposes to amend the 2021 Ignite Comprehensive Plan land use designation from Commercial to Industrial to allow for the construction of an office-warehouse building on 1.31 acres. This application is associated with Appl. #PL2022-159, also on this agenda.

2. Land Use

Description and Character of Surrounding Area



The subject property is a second-tier lot located east of NE Rice Rd, approximately 900 feet south of NE Colbern Rd. The site sits in an area bordered by commercial and institutional uses to the west, north and east; and industrial to the south.

Adjacent Land Uses and Zoning

North:	Commercial building and church/CP-2
South (across NE Pollard St):	Industrial/PI
East:	LS R-7 School District property (former Paradise Park)/CP-2
West:	Commercial/CP-2

Site Characteristics
The site generally slopes from southwest to northeast. The undeveloped property is a cleared site that has been used to stockpile soil.

Special Considerations
N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement Plan

The associated proposed office-warehouse development requires a rezoning from CP-2 to PI in order to comply with zoning district development standards. If the associated development is approved, the subject comprehensive plan amendment changing the land use designation from Commercial to Industrial brings the property’s land use designation into alignment with the zoning.

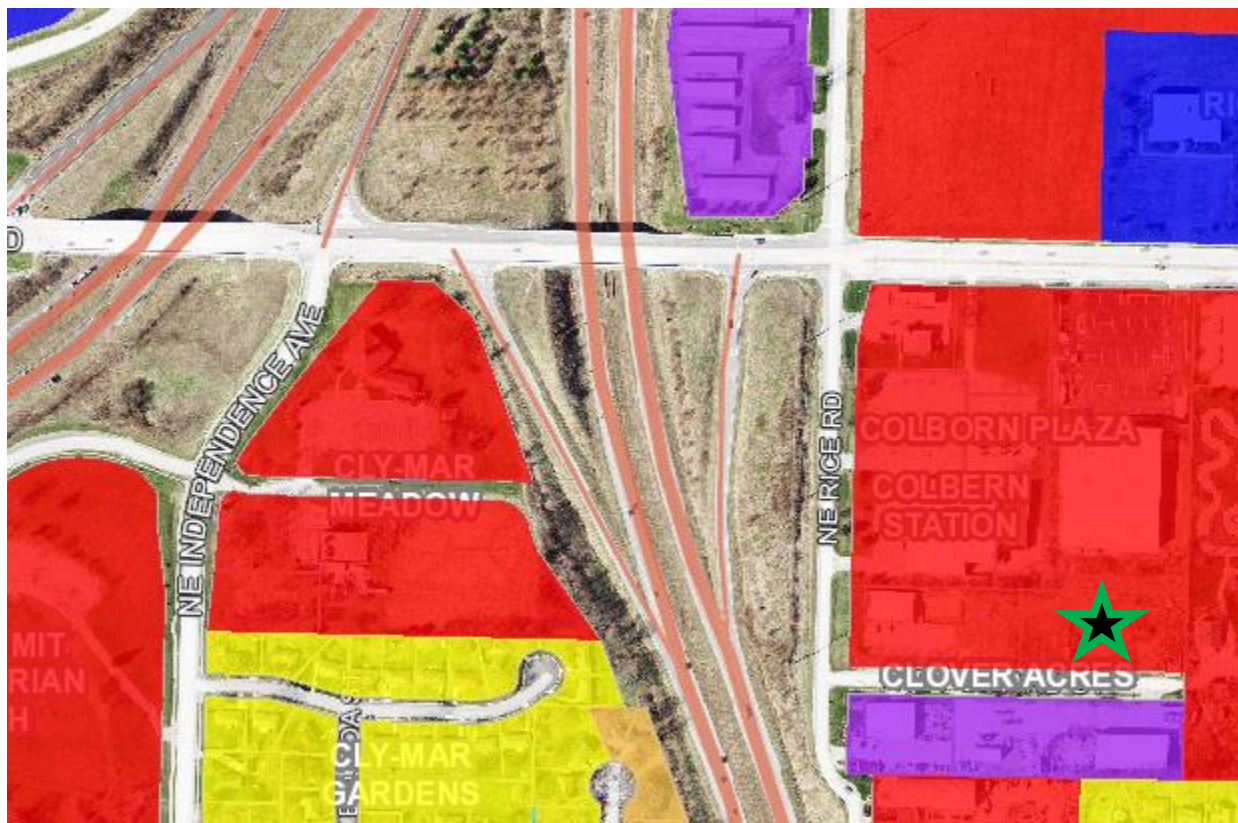
4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit’s economy.

Comprehensive Plan

The 2021 Ignite Comprehensive Plan land use map identifies the subject site as Commercial. The Commercial category is designed to accommodate a range of retail, office, service, and public/institutional uses. The proposed Industrial land use category is intended to accommodate manufacturing, warehouse, industrial services and some office uses, and is consistent with existing uses, zoning and Comprehensive Plan land use designation to the south.

The Location/Compatibility Characteristics section of the Future Land Use Category descriptions recommends that Industrial have arterial, highway or interstate access within 1/8 mile and that access does not go through adjacent residential areas. In this case, the proposed Industrial category on the subject property expands upon existing industrial development along the south side of NE Pollard St. Additionally, the site is in close proximity to NE Colbern Rd and the I-470/M-291 Hwy interchange.



- Commercial
- Industrial
- Residential 1

5. Analysis

Background and History

- February 6, 1979 – The City Council approved a rezoning (Appl. #1978-046) from A (now AG) to C-1 (now CP-2) by Ordinance No. 1971.
- July 3, 1979 – The City Council approved the final plat (Appl. #1979-085) of Clover Acres, Lots 1-3 by Ordinance No. 2024.
- March 11, 1986 – The City Council approved a rezoning (Appl. #1986-005) from C-1 (now CP-2) to C-3 (now PI) by Ordinance No. 2754.
- December 29, 1994 – The minor plat (Appl. #1994-144) of Clover Acres – A Replat of Lots 2 and 3 was approved by the City.
- March 4, 1999 – The City Council approved a rezoning (Appl. #1998-077) from C-3 (now PI) to C-1 (now CP-2) by Ordinance No. 4744.
- April 8, 1999 – The minor plat (Appl. #1999-209) of Clover Acres, Lots 3-A & 3-B was administratively approved by the City.
- August 21, 2000 – The minor plat (Appl. #2000-172) of Clover Acres, Lots 3-C & 3-D was administratively approved by the City.
- November 1, 2001 – The Unified Development Ordinance (UDO) became effective and changed District C-1 (General Business) to District CP-2 (Planned Community Commercial).
- May 20, 2021 – The Planning Commission adopted the 2021 Lee’s Summit Ignite Comprehensive Plan (Appl. #PL2021-001) by Resolution No. 2021-01. The subject property was assigned a Commercial land use category designation as part of the plan.

Compatibility

The proposed Industrial land use designation is consistent with the associated rezoning and preliminary development plan application for an office-warehouse building on the subject property, as well as existing PI zoning along the south side of NE Pollard St. A number of existing buildings in the area along NE Rice Rd, such as those that currently house Atcheson Lawn and Landscape and The Grass Pad, were historically developed under previous zoning regulations that allowed for uses of a more industrial and intense commercial nature, hence the presence of a pocket of office/warehouse-type buildings located along NE Rice Rd in and around NE Pollard St.

Adverse Impacts

The proposed comprehensive plan amendment is not expected to negatively impact the use or aesthetics of any neighboring property, nor is it expected to negatively impact the health, safety and welfare of the public. The proposed Industrial land use designation is an appropriate designation for an area with existing uses such as the lawn and landscape contractor across NE Pollard St to the south and plant nursery/garden center further to the south.

Public Services

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property. This is the last undeveloped lot on NE Pollard St. The site will tie into existing area public infrastructure. Sanitary sewer service will connect to an existing main along the north side of NE Pollard St. Water service will connect to an existing main along the south side of NE Pollard St. The existing street network provides adequate capacity to accommodate the proposed development. The site is also in close proximity to NE Colbern Rd and the I-470/M-291 Hwy interchange.

Recommendation

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

6. Recommended Conditions of Approval

1. Approval of the subject Comprehensive Plan Amendment shall be contingent upon City Council approval of Application #PL2022-159 - REZONING from CP-2 to PI and PRELIMINARY DEVELOPMENT PLAN – 950 NE Pollard St.