

City of Lee's Summit

Development Services Department

May 5, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *ULL For RGM*
RE: **PUBLIC HEARING – Appl. #PL2017-064 – PRELIMINARY DEVELOPMENT PLAN
– Weber Carpet, 1016 SE Blue Pkwy; Weber Carpet, applicant**

Commentary

This preliminary development plan application is for the proposed Weber Carpet development located on SE Blue Pkwy approximately 1/10 mile west of SW Vista Dr. The overall amount of proposed square footage for the building is 25,000 sq. ft.; 15,000 sq. ft. will be warehouse space and 10,000 sq. ft. will be retail sales showroom. The color palette for the proposed building includes warm limestone for the stucco with ash grey trim, black walnut for the split face decorative CMU, and Ironwood for the smooth face decorative CMU.

The applicant requests a modification to the high impact screening along the north property line. An alternate parking plan is proposed to satisfy parking requirements for the site. Staff supports the requested modifications and alternative parking plan

- 25,000 square feet building
- 44% proposed overall impervious coverage – 80% maximum allowed impervious coverage
- 56% proposed overall open area – 20% minimum required open area
- 0.21 proposed overall FAR – 0.55 maximum allowed FAR
- 35 parking spaces required – 29 parking spaces provided

Recommendation

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

1. A modification shall be granted to the design of the required 20 foot wide high impact landscape screen along the north property line, to allow a 6' vinyl fence placed on the north property line and all required landscaping material planted on the south side of the fence.
2. Additional architectural features shall be incorporated on the south (front) building elevation to meet the requirement for horizontal and vertical breaks.
3. An alternate parking plan of 29 parking spaces shall be approved as part of the preliminary development plan.
4. All exterior lighting shall meet the lighting requirements as outlined in the Unified Development Ordinance, Division V, Article 7, Lighting Standards.

Project Information

Proposed Use: Retail/warehouse

Zoning: CP-2 (Planned Community Commercial District)

Land Area: 120,134 sq. ft. (2.76 acres)

Building Area: 25,000 sq. ft.

Location: SE Blue Pkwy approximately 1/10 mile west of SW Vista Dr.

Surrounding zoning and use:

North: RP-2 (Planned Two-Family Residential District) – multifamily residential duplexes

South (across SE Blue Pkwy): US Highway 50

East: CP-2 — Americas Best Value Inn & Suites.

West: CP-2 — Summit Hickory Pit BBQ

Background

- October 19, 1995 – The minor plat (Appl. #1995-262) of *Vista Plaza* was recorded at the Jackson County Recorder of Deeds Office by Instrument #199511377741
- July 16, 1996 – The minor plat (Appl. #1996-310) *Lot 2, Vista Plaza* was recorded at the Jackson County Recorder of Deeds Office by Instrument #199610044236
- January 30, 1997 – The minor plat (Appl. #1996-311) *Lot 2B, Replat of Lot 2, Vista Plaza* was recorded at the Jackson County Recorder of Deeds Office by Instrument #199710005028

Analysis of Preliminary Development Plan

High Impact Screening. Modification requested. **Staff supports the request.**

- Proposed – The applicant proposes to provide a 20 foot wide high impact landscape screening with a 6 foot tall vinyl fence placed on the north property line and the high impact screening planted on the south side of the fence.
- Required – High impact screening along the north property line, adjacent to the residential duplexes.
 - A twenty (20) foot buffer yard;
 - High-impact screening planted on **both** sides of the wall or the fence; and
 - Six foot high masonry wall or opaque vinyl fence
- Recommended – By installing the fence on the property line the applicant will be matching the location of the existing fences of the surrounding properties. Additionally, planting the required screening elements on the south side of the fence will ease the burden of any required ongoing maintenance.

Architectural Characteristics. Revisions required.

- Proposed – The proposed building makes use of varying wall heights and contrasting materials on the front (south) elevation to provide architectural relief. Tower features, canopies, glass, and stucco are used to articulate the building corners.
- Required – Horizontal and vertical breaks shall be provided on all sides of buildings to provide architectural relief. Elements providing such relief may include bands of accent color, brick/stone courses, windows, pilasters, etc.
- Recommended – While the south building corners are well articulated as described above, the south elevation's middle section is composed of a 95' long split face CMU wall with no

breaks. Given the south elevation's high level of visibility along the US 50 Highway corridor, which serves the city's east gateway, staff recommends that architectural elements be incorporated into the middle section in order to break up the long expanse of wall and provide additional human scale to the south building elevation. The remaining sides of the building have sufficient breaks to satisfy the UDO requirement.

Alternate Parking Plan. Staff supports the request.

- Proposed – The applicant proposes to provide 29 parking spaces (27 standard parking spaces and 2 handicap accessible parking spaces).
- Required – The UDO requires 35 parking spaces be provided (33 standard parking spaces and 2 handicap accessible parking spaces).
- Recommended – The applicant has 4 existing locations throughout the metro that are comparable to this location. They have provided a letter stating that the proposed number of spaces is sufficient to satisfy the parking demand generated by the use based on data from their other locations. Staff believes the amount of proposed parking spaces is adequate for the proposed use.

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. 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. This includes a final stormwater report relating to the detention and water quality basin. 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 Final Development Plan 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. 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.
5. A public water line easement, in a form acceptable to the City, shall be executed for the portion of the existing water line along Blue Pkwy. which is located outside of the existing easement.

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.

7. IFC 304.3.3- Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Traffic

8. Comments pertaining to traffic study were submitted to the applicant's traffic engineer. A letter of review and concurrence of the traffic study should be obtained from MoDOT and submitted to the City.

Planning

9. 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.
10. Upon the final development submittal a statement indicating the location of any oil and gas wells, whether active, inactive, or capped, shall be provided.
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 prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 13 of the UDO.

RGM/csm

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated May 3, 2017—2 pages
2. Traffic Impact Study prepared by Phelps Engineering, Inc., dated April 19, 2017 — 3 pages
3. Preliminary Development Plan, date stamped April 18, 2017 —16 pages
4. High Impact Buffer Requirement Modification Request Letter, dated April 18, 2017
5. Minimum Required Parking Spaces Modification Request Letter
6. Location Map