


City of Lee's Summit

Department of Planning & Codes Administration

March 18, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **PUBLIC HEARING – Appl. #PL2016-012 – PRELIMINARY DEVELOPMENT PLAN
– Flooring & More, 1707 NE Rice Rd; Flooring & More, applicant**

Commentary

The applicant proposes a 5,408 sq. ft. addition to an existing 6,574 sq. ft. commercial building for an existing retail floor covering business. The existing building has stucco and stone on the more visible west and south elevations, and cement board with a stucco-like textured finish on the east and north elevations. The exterior of the building addition will have stucco on all elevations to match the existing building.

The applicant requests modifications to the high-impact screening and curbing requirements. Staff supports the requested modifications.

- 0.19 floor area ratio (FAR) – 0.55 maximum permitted
- 47% impervious coverage – 80% maximum permitted
- 53% open space – 20% minimum required
- 18 parking spaces provided; 18 spaces required

Recommendation

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

1. A modification shall be granted to the requirement for a high-impact screen consisting of a 6' masonry wall or opaque vinyl fence with low-impact landscaping planted on both sides of the wall or fence, to allow an existing 6' wood fence and tree line plus 2 additional deciduous trees to serve as the high-impact screen.
2. A modification shall be granted to the requirement for CG-1 (straight-back) curbing around the parking lot boundary, to allow the use of CG-2 (lazy-back) curbing along the east parking lot boundary. CG-1 curbing shall be used along all other parking lot boundaries.

Project Information

Proposed Use: retail floor coverings building addition

Land Area: 62,384 sq. ft. (1.4 acres)

Building Area: 6,574 sq. ft. – existing
5,408 sq. ft. – proposed addition
11,982 total sq. ft.

Location: 1707 NE Rice Rd (approximately ¼ mile south of NE Colbern Rd)

Zoning: CP-2 (Planned Community Commercial)

Surrounding zoning and use:

North: CP-2 – plant nursery/garden center

South: CP-2 – commercial

East: R-1 (Single-family Residential) – single-family residential subdivision

West: M-291 Hwy

Background

- June 13, 1978 – The City Council approved the final plat (Appl. #1978-121) of *Gregory Estates, 2nd Plat, Lot 2* by Ordinance No. 1889.
- 1981 – A final development plan (Appl. #1981-060) was approved for a 740 sq. ft. addition to an existing 1,600 sq. ft. building.
- April 12, 1988 – The City Council approved a rezoning (Appl. #1988-011) from CP-1 (then C-B) to CP-2 (then C-1) by Ordinance No. 3133.
- December 1, 2011 – The City Council approved a preliminary development plan (Appl. #PL2011-127) for a building expansion on land located at 1707 NE Rice Rd by Ordinance No. 7117.
- April 24, 2012 - A final development plan (Appl. #PL2012-018) was approved for a 4,200 sq. ft. addition to an existing 2,374 sq. ft. building.

Analysis of Preliminary Development Plan

Landscaping screening. Modification requested. Staff supports requested modification.

- Proposed – The applicant proposes to supplement an existing buffer between the subject property and the abutting single-family residences to the east. The existing buffer consists of a 6' tall wood fence, 9 deciduous trees and undergrowth. The existing buffer landscaping is located on the east side of the fence closest to the residences. The applicant planted 2 maple trees on the west side of the fence to supplement the existing screening as part of an expansion project (Appl. #2011-127) that was approved in 2011. The applicant will plant an additional 2 maple trees and will also agree to repair the existing wood fence in two sections as part of this application.
- Required – A high-impact screen is required between CP-2 and R-1 uses. A high-impact screen consists of a combination of a 6' tall masonry wall or opaque vinyl fence and low-impact landscaping planted on both sides of the wall or fence. One of three options for low-impact landscaping can be used to meet the screening requirements. The three options call for a range of 3-4 shade trees, 4-6 ornamental trees, 4-6 evergreen trees and 6-14 shrubs.
- Recommended – The existing 6' opaque wood fence appears to be in good condition, with the exception of two sections that need to be repaired. The applicant agrees to repair these sections of the fence as part of this application. The existing tree line has a combination of mature shade trees and ornamental type trees. These existing conditions in conjunction with the fact that the residences are located approximately 210' away from the proposed building addition provide a significant physical and visual buffer between the two uses. Staff recommends a modification be granted to allow the applicant to use the existing 6' wood fence and tree line plus the 2 additional deciduous trees to serve as the high-impact screening.

Curbing. Partial modification requested. Staff supports requested modification.

- Proposed – CG-2 (lazy back) curbing is proposed along the east parking lot boundary.

- Required – Parking lot areas shall have a boundary constructed of CG-1 (straight back) curbing.
- Recommended – The applicant proposes CG-2 curbing along the east parking lot boundary so as to provide a mountable curb to facilitate access to the open area east of the building with mowing equipment. Staff recommends a partial modification be granted to allow CG-2 curbing along the east parking lot boundary only.

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, landscaping, 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. 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.
3. 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).
4. Applicant shall properly abandon the existing 10 inch storm pipe by removing the slotted manhole inlet along the north property line and repairing with concrete.
5. The fire hydrant location shown on the Preliminary Development Plan may be subject to revision based on information provided at the time of Final Development Plan submittal. This may include the possibility that the fire hydrant be designated as public if the fire hydrant can be installed within the existing easement and still meet the distance requirements of the Fire Department.

Fire

6. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

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7. Mechanical unit screening shall meet the minimum requirements of UDO Section 7.

RGM/res

Attachments:

1. Transportation Impact Analysis

2. Preliminary Development Plan (consisting of 6 pages), consisting of:
 - Cover Sheet, date stamped February 25, 2016
 - Site Plan, date stamped March 17, 2016
 - Grading Plan, date stamped February 25, 2016
 - Erosion and Sediment Control, date stamped February 25, 2016
 - Landscape Plan and supporting photos for high-impact screening modification request, date stamped February 25, 2016
 - Building Elevations, date stamped February 25, 2016
3. Narrative letter for high-impact screening and curbing modification request (See Item Numbers 10 & 11), date stamped February 25, 2016 – 2 pages
4. Location Map