

City of Lee's Summit

Department of Planning & Codes Administration

May 6, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director *RGM*
RE: **PUBLIC HEARING – Appl. #PL2016-066 – REZONING from CP-2 and PI to CS – 700-708 SE Oldham Ct; City of Lee's Summit, applicant**

Commentary

The City proposes to rezone approximately 7.5 acres located at 700-708 SE Oldham Court from CP-2 (Planned Community Commercial) and PI (Planned Industrial) to CS (Planned Commercial Services). The proposed rezoning will establish a more appropriate zoning district classification for the subject properties and offers greater flexibility in the types of uses allowed for future redevelopment of this area.

Recommendation

Staff recommends **APPROVAL** of the rezoning.

Project Information

Current Zoning: CP-2 (Planned Community Commercial) and PI (Planned Industrial)

Proposed Zoning: CS (Planned Commercial Services)

Land Area: 7.5 acres (329,018.29 sq. ft.)

Location: 700-708 SE Oldham Court

Surrounding zoning and use:

North (across US 50 Hwy): CP-2 – retail

South (across SE Oldham Pkwy): PMIX (Planned Mixed Use) – Home Depot

East (across SE Oldham Pkwy): CP-2 – auto dealership

West: CP-2 – Aldi's and Super 8

Background

- December 29, 1951 – A portion of what is now 700 SE Oldham Court was annexed into the City.
- March 27, 1962 – The 715 Zoning Ordinance and associated Zoning Map was adopted. Property that now comprises 700 SE Oldham Court was shown as M-1 (Light Industrial).
- December 31, 1964 – The remainder of what is now 700 SE Oldham Court, 701 SE Oldham Court, and 704 SE Oldham Court were annexed into the City.
- August 12, 1972 – A building permit (#5593) was issued for the existing skating rink located at 919 SE Oldham Parkway, now 701 SE Oldham Court.
- January 4, 1979 – A building permit (#77-495) was issued for occupancy of a 2,675 sq. ft. building at 911 SE Oldham Parkway, now 704 SE Oldham Court. The building has since been razed. The property is currently vacant.

- October 10, 1980 – A building permit (#80-306) was issued for occupancy for Mid-America Homes Center, Inc., located at 609 SE Oldham Parkway, now 700 SE Oldham Court. The property is currently vacant.
- June 2, 1987 – The City Council approved a rezoning (Appl. #1987-012) from Districts A (Agricultural) and M-1 (Light Industrial) to C-1 (General Business), now CP-2 (Planned Community Commercial, by Ord. #2979. This rezoning included a portion of the property that is now addressed as 700 SE Oldham Court.

Analysis of Rezoning

Comprehensive Plan. The 2005 Lee's Summit Comprehensive Plan, as amended, shows the area as retail and industrial.

Surrounding Uses. The surrounding properties to the north, west and east are presently zoned CP-2 (Planned Community Commercial). The property to the south is zoned PMIX (Planned Mixed Use), but the use is commercial in nature.

Planned Commercial Services District (CS). The intent and purpose of this district classification is to provide for service type uses that require screened outdoor storage of equipment and materials in conjunction with office warehouse facilities. This district is not intended to operate as an industrial district, but to provide for quality low intensity transitional uses between commercial and industrial districts.

Recommendation. Staff recommends approval of the rezoning. The subject area is composed of highly visible parcels with frontage on US 50 Hwy. Staff believes that PI zoning at this location is inappropriate and does not necessarily promote the highest and best use of the property. The existing nature and zoning of the surrounding properties to the north, east and the immediate west is commercial. The existing nature and zoning of the surrounding properties to the south and further west is industrial. The subject properties are situated in a manner to provide a transition between the surrounding commercial and industrial areas. The proposed CS zoning bridges the gap between commercial and industrial zoning classifications by allowing for retail, office, service and light industrial uses. Staff believes that the breadth of uses allowed under CS zoning offers greater redevelopment opportunities than those offered under the existing zoning.

RGM/cs

Attachments:

1. Rezoning Legal Description – 1 page
2. Location Map