

Macadoodles drive-through Preliminary Development Plan

File #PL2022-216
November 1, 2022



LEE'S SUMMIT
MISSOURI

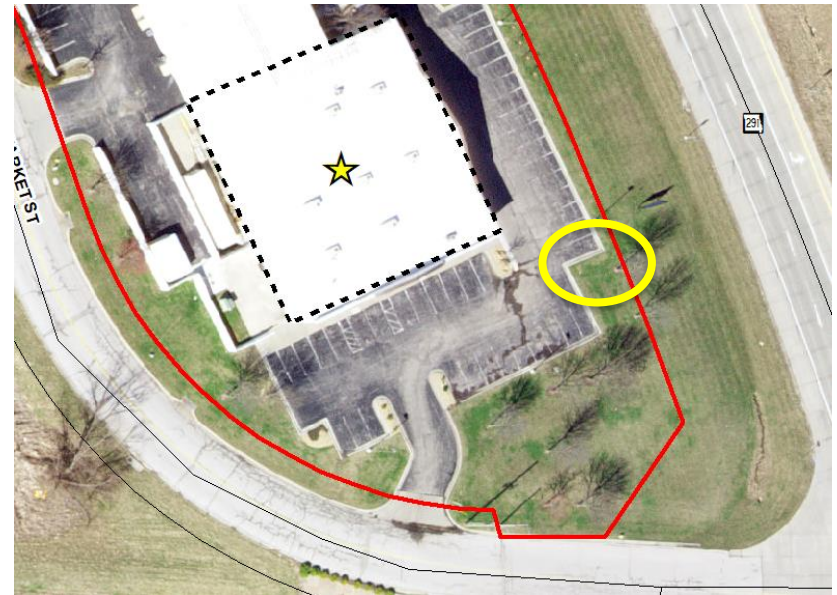
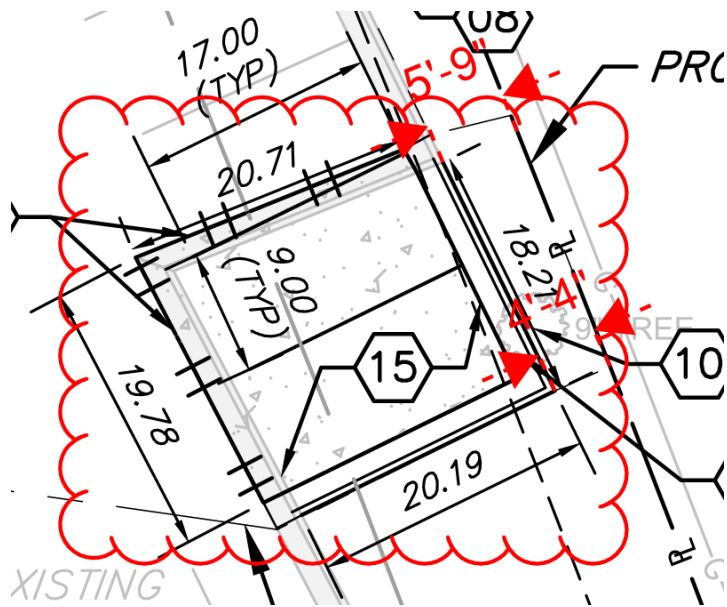
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Parking Lot Setback. Staff supports the modification request.

- Required – 20' from right-of-way (ROW)
- Proposed – 4'-4" from M-291 Hwy ROW
- Recommended – The existing parking lot has a 5'-9" setback from M-291 Hwy at its closest point. Proposed relocated parking spaces reduce the setback to 4'-4". At its closest point, the relocated parking spaces are approximately 65' from the nearest M-291 Hwy travel lanes.



- A liquor store is a use permitted by right in the CP-2 zoning district. The addition of a drive-through facility for a retail use is not incompatible with similar facilities in other commercial uses (e.g. grocery store pick-up, banks, fast-food restaurants, dry cleaners, etc.) in centers throughout the city.
- The proposed drive-through lane satisfies the minimum required five (5) car stacking requirement for a single lane facility.
- Preliminary development plan approval for the drive-through triggers off-site road improvements at the SW Persels Rd/SW Market St intersection. The applicant has agreed to construct a median to restrict movements to right-in/right-out at SW Market St.

1. A modification shall be granted to the minimum 20' parking lot setback from right-of-way, to allow a 4'-4" parking lot setback along the site's M-291 Hwy frontage.
2. A minimum 24' pavement width (excluding curb and gutter) shall be provided for the two-way drive aisle located south of the proposed drive-through facility.
3. Development shall be in accordance with the preliminary development plan dated July 12, 2022, except as otherwise conditioned for approval.
4. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA) dated August 31, 2022. No permits shall be issued for the on-site drive-through-related improvements until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. Additionally, no permits shall be issued for the on-site drive-through-related improvements until such time as the required off-site median improvement referenced in the TIA is substantially complete or a form of security as approved by the City Attorney for the purpose of providing for and securing the actual construction and installation of the required median is provided to the City.