



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-178 – PRELIMINARY DEVELOPMENT PLAN – McBee's Coffee N Carwash
Applicant	McBee Construction Company
Location	1295 SW Arborwalk Blvd.
Planning Commission Date Heard by	July 14, 2022 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: March 22, 2022
Neighborhood meeting conducted: June 9, 2022
Newspaper notification published on: June 25, 2022
Radius notices mailed to properties within 300 feet on: June 22, 2022
Site notice posted on: June 24, 2022

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Attachments

Transportation Impact Analysis by Brad Cooley, PE, dated July 6, 2022 – 2 pages
Micro Stormwater Drainage Study by Davidson Architecture & Engineering, dated May 11, 2022 & revised June 14, 2022, – 46 pages
Preliminary Development Plan, dated May 13, 2022 and revised June 14, 2022 – 24 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	McBee Construction Company /Developer
Applicant's Representative	Ashley Smith
Location of Property	1295 SW Arborwalk Blvd
Size of Property	1.53 acres (66,864 sq. ft.) total
Number of Lots	1 Lot
Building Area	6,502 sq. ft.
Building Height	26'
Number of Buildings	1
FAR (Floor Area Ratio)	0.097
Parking Spaces – Required	7
Parking Spaces – Proposed	27
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Commercial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

Current Land Use
The subject 1.53-acre property is currently undeveloped vacant ground located in the Arborwalk mixed-use subdivision.

Description of Applicant's Request
The applicant proposes a preliminary development plan (PDP) to construct a 6,502 sq. ft. tunnel car wash that will also offer vacuums, a coffee shop and dog wash facilities.

2. Land Use

Description and Character of Surrounding Area

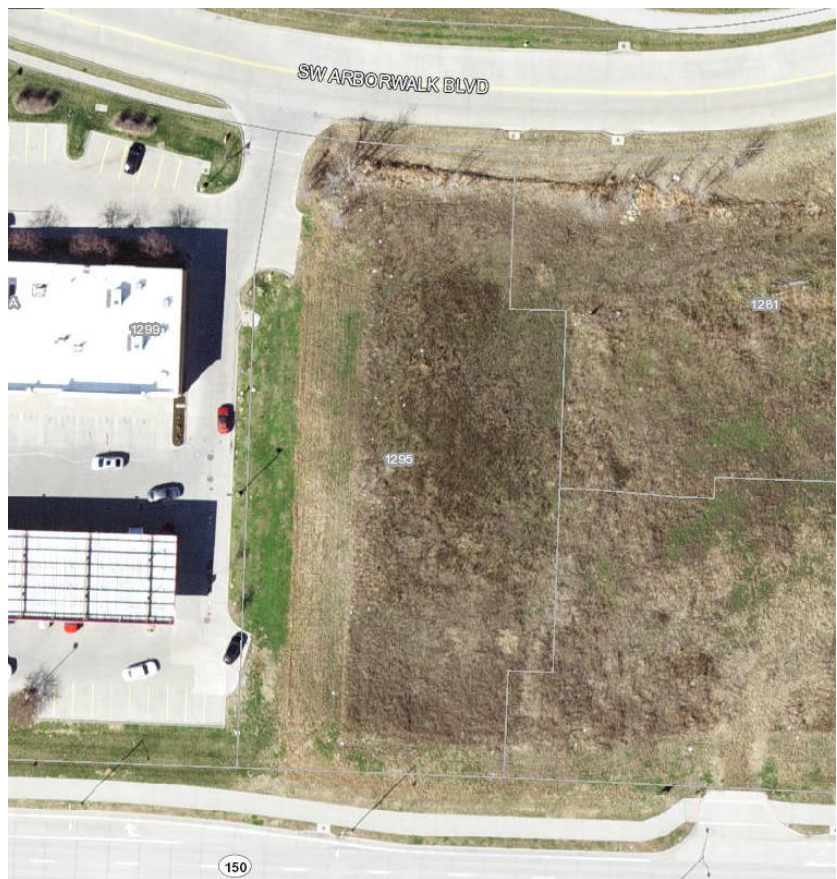
The subject site is located on the north side of MO-150 Highway approximately 250 feet east of the intersection of SW Arborwalk Blvd and SW Arborlake Dr. North of the subject site is Arborwalk Park and a combination of detention and retention ponds and wetlands.. South across MO-150 Highway is a mix of R-1 zoned single-family homes, PO & CP-2 zoned large lot single family homes. To the east is PMIX zoned vacant lots. Meiners convenience store and Subway restaurant are located on the west side of the subject property.

Adjacent Land Uses and Zoning

North (across SW Arborwalk Blvd):	Arborwalk Park and a combination of detention and retention ponds and wetlands. / PMIX
South (across MO-150 Hwy):	Single-family homes / R-1, PO & CP-2
East:	Vacant / PMIX
West:	Convenience store and restaurant / PMIX

Site Characteristics

The site is an undeveloped lot that generally slopes from the southwest to the northeast. The property is mostly covered in short vegetative growth with a few sporadic trees along the northern property line.



Special Considerations

The subject site is located within the M-150 Corridor Development Overlay (CDO) District.

2. Project Proposal

Site Design

Land Use	
Impervious Coverage:	62%
Pervious:	38%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	19 standard vacuum bays 1 handicap vacuum bay 6 standard employee spaces 1 handicap employee space 27 total spaces	Total parking spaces required:	7
Accessible spaces proposed:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1 / car wash, coffee shop & dog wash facility
Building Height
26'
Building Size
6,502 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.097 – proposed total FAR (0.55 max in the PMIX zoning district)

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	79' 3" (Building) / 24' 3" (Parking)
Side	10' (Building) / 6' (Parking)	95' (Building) / 16' 8" (Parking)
Rear	20' (Building) / 6' (Parking)	69' 8" (Building) / 20' (Parking)

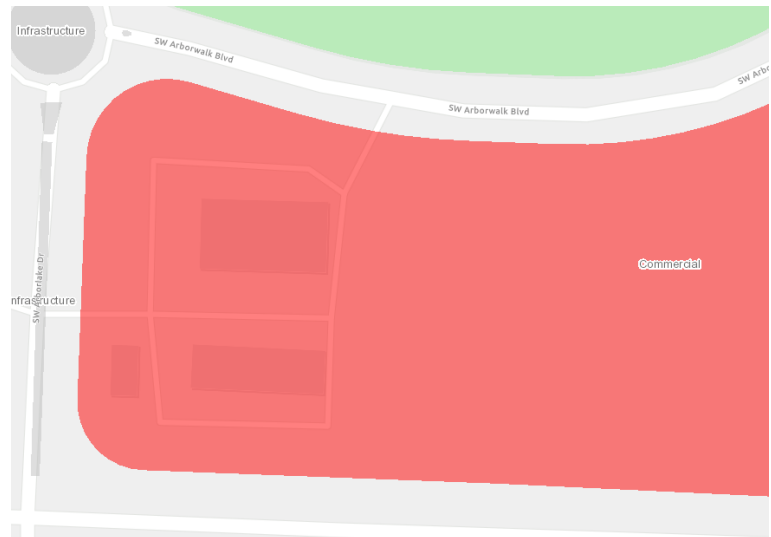
4. Unified Development Ordinance (UDO)

Section	Description
2.260,2.300	Preliminary Development Plan
4.240	Zoning Districts
5.510	M-150 CDO Design Standards
9.050	Exempted signs
9.260	Permitted permanent signs

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3.A
Land Use & Community Design	Goal 3.7.A

The 2021 Ignite Comprehensive Plan land use map identifies the subject site’s future recommended land use as Commercial. The car wash, coffee shop and dog wash facility are land uses allowed in the existing PMIX zoning district per approved plan.



6. Analysis

Background and History

- June 19, 2003 – The City Council approved a rezoning (Appl. #2002-224) from AG (Agricultural) to PMIX and preliminary development plan (Appl. #2002-225) for Arborwalk by Ordinance No. 5548.

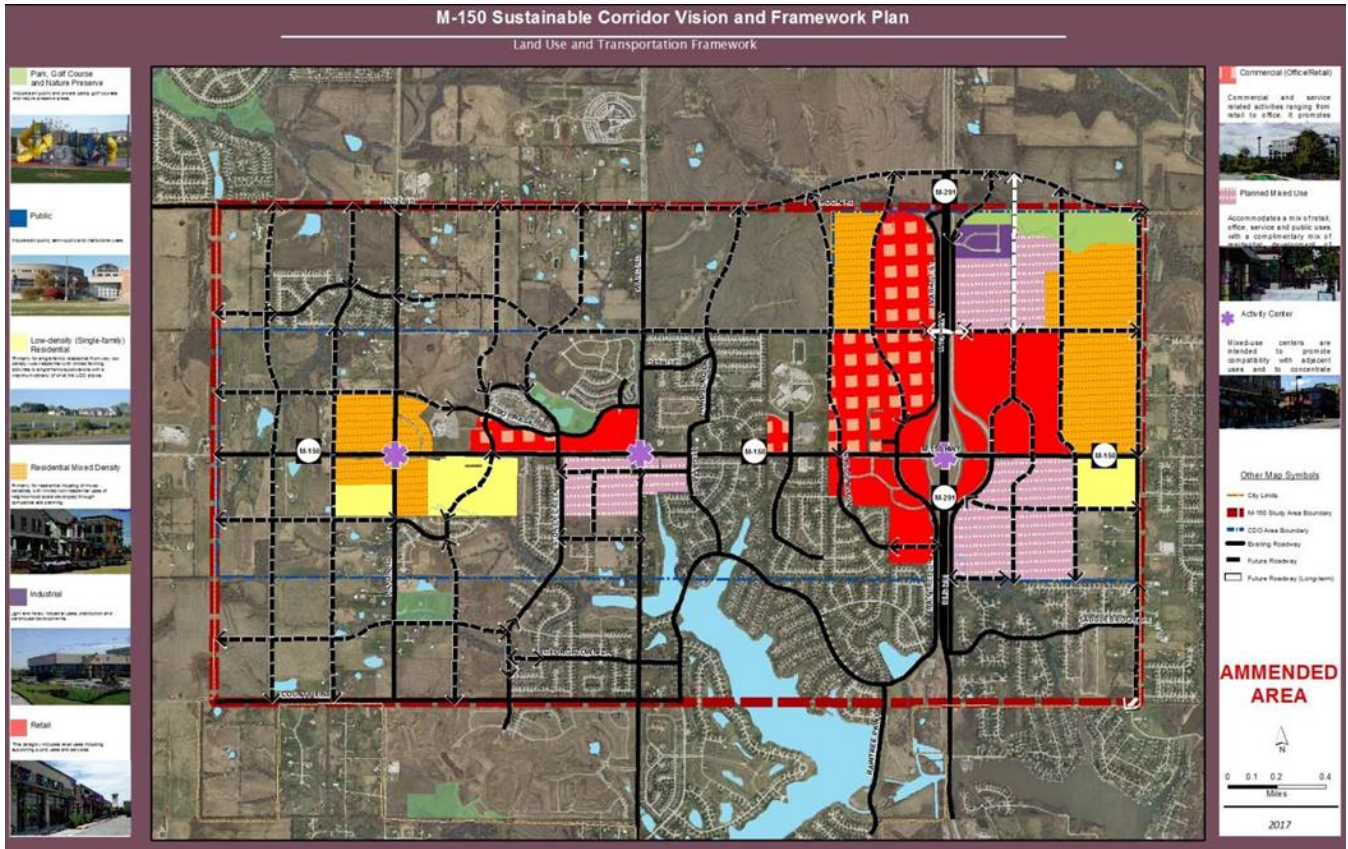
M-150 CDO design standards

The subject property is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. In an effort to promote sustainable development within the M-150 Corridor, the overlay district encourages the integration of water and energy conservation techniques in site planning and building design by establishing minimum sustainability requirements. To address these requirements, the developer has proposed to incorporate the following features:

- Drip irrigation systems for landscaped areas

- Cool roof
- Native plant species
- Water reclamation system

The M-150 CDO requires that all ground-mounted mechanical equipment be screened from view. The applicant proposes to meet the CDO design standard by screening all mechanical equipment within a wall enclosure with a height equal to or greater than the height of the mechanical equipment being screened.



Compatibility

The building materials utilized in the design of the proposed building include a combination of brick, pre-finished horizontal corrugated architectural metal panel, cast stone, split-face CMU, cultured stone and



standing seam roof. The proposed building materials are compatible with the design and construction of existing buildings in the surrounding developments and throughout the community.

Adverse Impacts

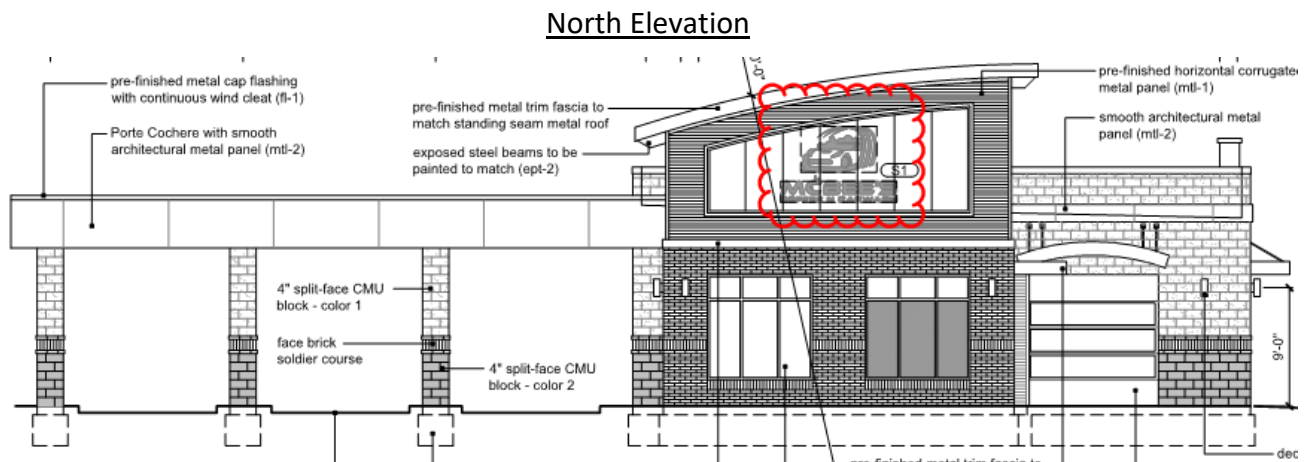
The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property. The proposed development's southeast access point does not comply with the City's Access Management Code (AMC). The proposed Driveway 1 is designed to provide approximately a 50-foot throat length from MO-150. According to the AMC, the necessary throat length for this location is 100 feet. The applicant has proposed an alternate location (slightly north) which staff does support. The development is not expected to create an excessive amount of stormwater runoff. Underground detention will be employed for stormwater management.

Public Services

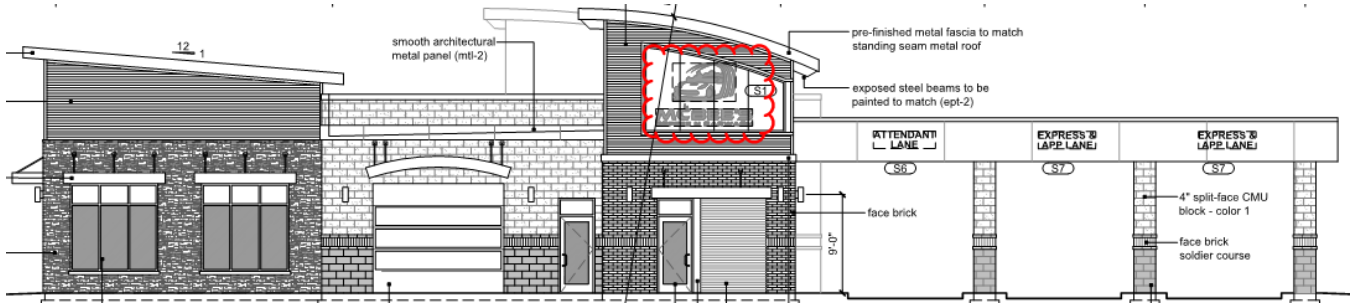
The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on the property.

Exempted Signs

The applicant has proposed two interior signs, one on the north side and one on the south side of the subject structure. Both signs are located on an interior wall behind a window. Interior signs, including interior window signs are exempted from the sign requirements as outlined in the UDO. As such, the proposed interior signs are not calculated as part of the overall sign package, nor do they require a sign permit.



South Elevation



Additional Wall Sign Request.

- **Required** – A single tenant building is allowed 3 walls signs.
- **Proposed** – The applicant has 7 total wall signs as shown on the Exterior Elevations, dated May 13, 2022 and revised June 14, 2022
- **Recommendation** – The request for additional wall signage is not out of place for this type of commercial business. Many restaurants and retailers have more than the number of signs allowed by right. In this case, the subject site will have traffic circulation around three sides of the building with visibility to MO 150 Hwy on the east, south and west sides of the building. The north façade will be visible to SW Arborwalk Blvd. Of the seven sign four signs will advertise the services offered, the remaining three signs function to identify and direct customers to the appropriate services lanes. Staff believes the proposed seven wall signs are compatible for the area, proportional for the building and provides a reasonable means of identification for the tenant space.

Wall Sign Standards

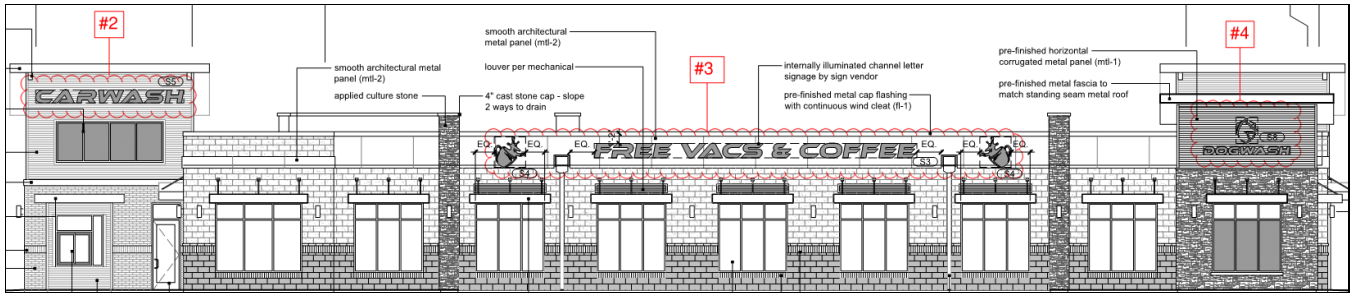
	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (CP-2)	--	6' (72") max.	10% of façade area – max. allowable sign area	3 by right per single-tenant building	External indirect, halo, or internal lighting

Proposed Wall Signs

East Elevation					
	Copy	Letter Height	Sign Area	Number of Signs	Lighting

Wall Sign #1	"Free Vacs & Coffee"	1' 8" (20")	87.23 sq. ft. (3.06% of façade area)	--	Internal lighting

West Elevation					
	Copy	Letter Height	Sign Area	Number of Signs	Lighting
Wall Sign #2	"Carwash"	1' 6" (18")	25.63 sq. ft. (5.52% of façade area)	--	Internal lighting
Wall Sign #3	"Free Vacs & Coffee"	1' 8" (20")	208 sq. ft. (8.55% of façade area)	--	Internal lighting
Wall Sign #4	"Dog Wash"	1' (12")	17.5 sq. ft. (0.72% of façade area)	--	Internal lighting



South Elevation					
	Copy	Letter Height	Sign Area	Number of Signs	Lighting
Wall Sign #5	"Attendant Lane"	8"	8.97 sq. ft. (1.16% of façade area)	--	Non-illuminated
Wall Sign #6	"Express & App Lane"	8"	8.31 sq. ft. (1.08% of façade area)	--	Non-illuminated
Wall Sign #7	"Express & App Lane"	8"	8.31 sq. ft. (1.08% of façade area)	--	Non-illuminated



Previously Approved Similar Sign Applications & Modifications					
Appl. No.	Type of Appl.	Business	Zoning District	Ordinance Requirement for Administrative Approval	Approved by Planning Commission or City Council
PL2021-225	SIGN	Charlie's Car Wash	CP-2	Number: 3 wall signs (4 under approved PDP)	6 wall signs
PL2021-055	SIGN	Whataburger	CP-2	Number: 3 wall signs	6 wall signs
PL2018-002	SIGN	B&B Theaters New Longview 7	PMIX	Number: 3 wall signs	7 wall signs
PL2017-213	SIGN	KC Pain Center & HCA Midwest Pain Mgmt. Ctr.	CP-2	Number: 2 wall signs in a multi-tenant building	7 wall signs
PL2017-060	SIGN	PetSmart	CP-2	Number: 3 wall signs	8 wall signs
2005-413	SIGN	Meiner's Convenience Store	PMIX	Number: 3 attached signs	1 wall sign; 3 canopy signs

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. Seven (7) total attached wall signs shall be approved as shown on the Exterior Elevations dated May 13, 2022 and revised June 14, 2022.
2. Driveway 1 shall be located slightly north of the originally proposed location, as shown on the alternate design on Sheet A1.1, in order to meet the throat length (100 ft) requirement of the Access Management Code.
3. Development shall be in accordance with the preliminary development plan dated May 13, 2022 and revised June 14, 2022.

Standard Conditions of Approval

4. 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.

5. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
6. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
8. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
9. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
10. 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 2018 International Fire Code.
11. A plat shall be approved and recorded prior to any building permits being issued.