

# City of Lee's Summit

## Development Services Department

October 19, 2018

TO: Planning Commission  
PREPARED BY: C. Shannon McGuire, Planner  
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **CONTINUED PUBLIC HEARING – Appl. #PL2018-145 – PRELIMINARY DEVELOPMENT PLAN – East Lee's Summit Branch Library, 2240 SE Blue Pkwy; Mid Continent Public Library, applicant**

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### Commentary

The applicant proposes to construct a new 18,500 sq. ft. building located at 2240 SE Blue Pkwy. The proposed building will be the home of the new East Lee's Summit branch of the Mid-Continent Library. The single story building's façade consists of brick, glass and aluminum composite panels. The site has vehicular access to both SE Blue Pkwy and SE Battery Dr. The applicant shows an area for a future 4,700 sq. ft. expansion on the east side of the proposed building. The scope of work for future expansion will determine the appropriate approval process for said improvements at that time.

The applicant requests a modification to the required high impact screening buffer, a modification to the maximum sign letter height and a modification to the location of the required roof-mounted equipment screening. Staff supports the requested modifications.

- 18,500 square foot building
- 0.15 FAR – 0.55 maximum allowed FAR in CP-2 District
- 74 parking spaces required – 88 parking spaces provided

### Recommendation

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

1. A modification shall be granted to the high-impact landscaping buffer requirement along the RP-4 zoned property to the north, to allow low-impact landscaping buffer along the north property line.
2. A modification shall be granted to the 6' maximum letter height for a wall sign, to allow a 6.75' maximum letter height for the wall sign located on the south façade of the proposed building.
3. A modification shall be granted to the requirement that all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed aluminum composite material screening wall around the periphery of the roof-top mechanical equipment.
4. The use of the aluminum composite metal (ACM) panels shall be approved as a conditional material.
5. The development shall be in accordance with the preliminary development plan, date stamped September 18, 2018.

## Zoning and Land Use Information

**Location:** *Location:* 2240 SE Blue Pkwy

**Zoning:** CP-2 (Planned Community Commercial District)

**Surrounding zoning and use:**

**North:** RP-4 (Planned Apartment Residential District) — Village Co-Op senior living community

**South (across SE Blue Pkwy):** US 50 Highway

**East:** CP-2 (Planned Community Commercial District) – Vacant undeveloped ground

**West (across SE Battery Dr.):** CP-2 (Planned Community Commercial District) — Addington Place of Lee’s Summit assisted living facility

**Site Characteristics.** The subject site is composed of a single undeveloped lot corner of SE Blue Pkwy and SE Battery Dr.

**Description and Character of Surrounding Area.** The subject property is located at the northeast corner of SE Blue Pkwy and SE Battery Dr. US 50 Highway is located south across SE Blue Pkwy. The properties on the east and west sides are zoned CP-2 and are an assisted living facility and a vacant lot, respectively. The property to the north is zoned RP-4 and is the location of the recently built Village Co-Op senior living community.

## Project Information

**Current Use:** vacant, undeveloped property

**Proposed Use:** Library

**Land Area:** 165,528 sq. ft. (3.80 acres)

**Building Area:** 18,500 sq. ft. – Phase 1

4,700 sq. ft. (future building expansion)

23,200 sq. ft. total building area

**FAR:** 0.15 – Phase 1

0.03 – Future building expansion

0.18 – Total FAR (0.55 max allowed)

**Number of Buildings:** 1

**Building Height:** 21’ 4” (proposed overall structure height)

**Number of Stories:** 1

**Impervious Coverage:** 45%

**Open Space:** 55%

**Parking Spaces Provided:** 88 provided – 74 spaces required

## Public Notification

**Neighborhood meeting conducted:** none

**Newspaper notification published:** October 6, 2018

**Radius notices mailed to properties within 185 feet:** Awaiting confirmation

## Process

**Procedure:** 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.

**Duration of Validity:** Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four 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.

## Unified Development Ordinance

Applicable Section(s)	Description
2.300, 2.310, 2.320	Preliminary Development Plan
4.190	Zoning District Regulations

## Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1
	Objective 1.2
	Objective 1.4
Public Facilities and Services	Objective 6.3

## Background

- October 13, 1987—The City Council approved the final plat (Appl. #1987-140) *Brookplace—1<sup>st</sup> Plat, Lots 501, 513-516, 520-534, 1-30, 75-80, & 204* by Ord. #3059.
- April 7, 1992—The City Council approved a rezoning (appl. #1992-009) changing the County zoning districts A, B, F, and D and the City zoning district R-3P to C-P (Planned Business District) by Ordinance #3645.
- December 14, 2010—The Planning Commission approved a preliminary plat (Appl. #2010-062) for *Magnolia Place at Charleston Park, Lots 1-9 & Tracts A & B*.
- January 6, 2011—The City Council approved a preliminary development plan and conceptual development plan (Appl. #2010-060) for the Benton House development located at 2160 SE Blue Parkway and the 22 acres of vacant CP-2 land in Charleston Park, located between Shenandoah Drive and Blue Parkway by Ord. #7009.
- June 2, 2011—The City Council approved the final plat (Appl. #PL2011-040) *Magnolia Place at Charleston Park, First Plat* by Ord. #7060.
- June 15, 2015—The City Council approved the final plat (Appl. #PL2014-160) *Magnolia Place at Charleston Park, Second Plat* by Ord. #7646.

## Analysis of Preliminary Development Plan

**Roof-mounted mechanical unit screening.** Modification requested. **Staff supports requested modification.**

- Required – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.
- Proposed – An aluminum composite material screening wall extending around the location of the roof-mounted mechanical equipment.
- Recommendation – The applicants are proposing an inboard “parapet” wall. This design moves the required screening wall from the perimeter of the building inward of the lower building mass to where the roof-mounted equipment is located. The wall will equal the height of the tallest mechanical unit and be constructed of the same materials as other parts of the building façade.

The architectural style (which looks to be heavily influenced by mid-century modern) doesn't lend itself to the use of parapet walls. A parapet would negate the use of the clerestory element on the north-facing facade. The proposed design meets the intent of the UDO requirement by screening the units from view as required. For these reasons staff believes the modification is reasonable and supports the request.

**Screening.** Modification requested. **Staff supports requested modification.**

- Required – Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890, Typical Buffers. According to Table 8.890, a high impact screening buffer is required along the northern property line adjacent to the RP-4 zoned district.
- Proposed – The applicant proposes to install a low impact buffer on the northern property line adjacent to the RP-4 zoned property.
- Recommendation – The intent of the UDO's screening requirement is to provide a buffer between land uses that are dissimilar. The proposed library use is a far less intensive use of the property than the UDO allows in the CP-2 district and is a less intensive use than the RP-4 use to the north.

The applicant proposes to plant native vegetation, install additional landscaping and trees between the two uses to promote a park like appearance between the two properties. The library building will be positioned approximately 300' from the RP-4 district. Site lighting has been designed to minimize any light spillage or impact to the adjoining properties.

The goal of public spaces is to encourage use from the adjacent area residents. Removal of a stark physical barrier of the fence allows the library to become a part of the neighborhood rather than to be separated from it. Staff believes the modification, if granted, will promote a more pedestrian-friendly, open and inviting environment. For these reasons staff believes the modification is reasonable and supports the request.

**Maximum Letter Height for Wall Signs.** Modification requested. **Staff supports requested modification.**

- Required – Letter heights for wall signs shall not exceed 6'.
- Proposed – The applicant proposes a 6.75' letter height for the wall sign located on the south façade of the proposed building.

- Recommendation – The UDO allows the maximum sign area size to be 10% of a building’s façade. A maximum 319.5 sq. ft. of sign area is allowed on the library’s south façade. As proposed with the taller letter heights, the proposed sign is 306 sq. ft. or 9.6% of the façade. The applicant states that the sign serves a dual purpose of identification and architectural decoration. Staff believes the modification is reasonable as the sign is scaled appropriately to the size and mass of the proposed building, particularly given the sign’s proximity and visibility to US 50 Hwy. For these reasons staff supports the requested modification.

**Building Materials.** Conditional material proposed.

- Proposed – Aluminum composite metal (ACM) panels.
- Required – Masonry, concrete, stucco, and glass. Metal to be used in an incidental role or other architectural metal siding as approved by the Planning Commission and/or City Council.
- Recommended – Staff recommends approval of the conditional material request to allow the metal as shown on the plans. As the quality of metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. The proposed proportion of metal for each elevation is 27% or less. This percentage is consistent with other recently approved developments in the City such as churches and car dealerships. The other materials proposed for the remaining portions of the elevations, which will be 73% or greater, will be a combination of masonry brick and glass, and clear aluminum glass windows.

**Parking.**

- Proposed – 4 parking stalls per 1000 sq. ft. of gross building area.
- Required – The UDO does not specify a required minimum quantity of on-site parking for libraries.
- Recommended – Since the UDO does not specify a required minimum quantity of on-site parking for libraries the applicant supplied a parking analysis justifying their request for 4 spaces per 1000 sq. ft. of gross building area. The analysis found that the proposed parking ratio exceeds most ordinances from other municipalities and is consistent with other Mid-Continent Public Library branches. For these reason staff is comfortable with the parking ratio as 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.*

<p><b>Engineering</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. 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 infrastructure permits or the start of construction (excluding land disturbance permit).</li> </ol>
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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, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. 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.

#### **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.

#### **Planning**

7. 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 9 of the UDO.
8. A minor plat shall be approved and recorded prior to any building permits being issued.

#### Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated October 18, 2018 – 3 pages
2. Traffic Impact Study prepared by Olsson Associates, dated July 12, 2018 – 26 pages
3. Preliminary Development Plan, date stamped, September 18, 2018 —11 pages
4. Modification Request Letter and Parking Analysis, dated September 18, 2018 – 4 pages
5. Letter Addressed to the Planning Commission, dated September 18, 2018 – 1 page
6. Location Map