



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-038
File Name	PRELIMINARY DEVELOPMENT PLAN – MCC Longview Automotive Institute
Applicant	DLR Group Architects
Property Address	500 SW Longview Rd
Planning Commission Date	May 9, 2024
Heard by	Planning Commission and City Council
Analyst	Shannon McGuire, Planning Manager

Public Notification

Pre-application held: May 9, 2023
Neighborhood meeting conducted: April 4, 2024
Newspaper notification published on: April 20, 2024
Radius notices mailed to properties within 300 feet on: April 17, 2024
Site posted notice on: April 18, 2024

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Attachments

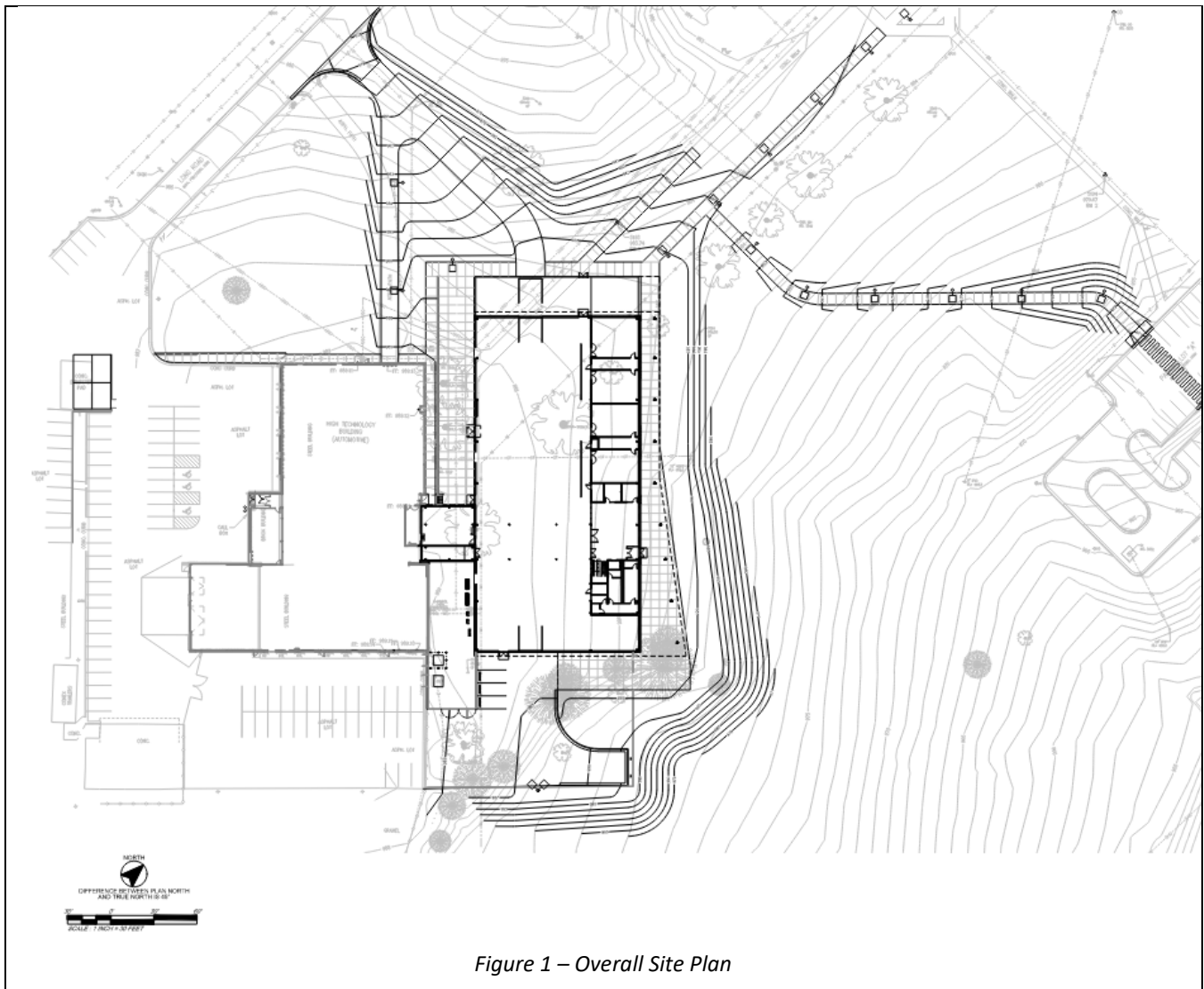
Preliminary Development Plan, dated March 22, 2024 – 27 pages
Façade Rendering – 1 page
Preliminary Micro Drainage Study by Taliaferro & Browne, Inc, dated march 22, 2024 – 41 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	DLR Group Architects / architect
Applicant's Representative	Joe Breidenbach, DLR Group Architects
Location of Property	500 SW Longview Rd
Size of Property	± 108.91 acres (4,744,120 sq. ft.)
Number of Lots	1 lot
Building Area	25,000 sq. ft. (existing) 36,000 sq. ft. (proposed expansion) 67,000 sq. ft total
Zoning	R-1 (Single-Family Residential District)
Comprehensive Plan Designation	Activity Center, New Longview
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the 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 108.91-acre site is located west of the intersection of SW Longview Rd. and SW Kessler Dr. The property is the location of the Metropolitan Community College Longview campus (MCC).

Description of Applicant's Request
<p>The applicant proposes to remodel the existing 25,000 sq. ft automotive institute building located in the south western corner of the subject site. In addition to the remodel, the applicant is proposing a 36,000 addition. The building materials for the proposed addition include brick, glass and the use of insulated metal panels.</p> <p>The use of metal panels requires approval from the Planning Commission and City Council and but for their use, this application could be administratively approved through the Final Development Process.</p>



2. Land Use

Description and Character of Surrounding Area

The site of the proposed renovation and addition is in the far south western corner of the 108-acre college campus. To the south and west of the subject site is US Corp of Engineer park property. The area adjacent to the Corp land is heavily wooded and provides a dense buffer to the adjoining property. The City owned and operated Longview Community center is approximately 1,733 feet north of the site of the proposed development. Sitting nearly 1,050 feet east of the project site is the historic Longview Chapel.



Figure 2 – Aerial of the MCC Longview Campus

Adjacent Land Uses and Zoning

North	Community Center/R-1
South:	Corp of Engineer Park property/AG
East:	Church/AG
West:	Corp of Engineer Park property/AG

Site Characteristics

The project site is an existing 25,000 sq. ft. building and the current location MCC Automotive technology center. The site is surround on the south and west side by mature trees and undeveloped park property. Open green space is located on the north and east side of the existing building.



Figure 3 – Area of the project site

Special Considerations

None

3. Project Proposal

Setbacks (Perimeter) - Building

Yard	Building Required	Building (existing)	Building (addition)
Front	20'	1,055' East	935' East
Side	10'	240' – South; and 1,680' - North	240' – South; and 1,632' - North
Rear (East)	20'	615' - West	773'; - West

Existing Setbacks (Perimeter) - Parking

Yard	Parking Required	Parking (existing)
Front	20'	1050' East
Side	6'	53' – South; and 1,690'– North
Rear	20'	415' - West

Structure(s) Design

Number and Use of Proposed Addition
1 Automotive technology center with classrooms
Building Height
33' 7" (building height)
Number of Stories
2 stories

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.090	Zoning Districts (R-1)
8.170	Building Materials

The R-1 Single-Family Residential District was primarily established to provide for districts where low-density, single-family detached residential development is to take place. Table 6-1 of the UDO further enumerates the list of permitted, conditional and special uses allowed in each of the City’s zoning districts. Schools, or in this case a college, is a use that is allowed by right in the R-1 zoning district. The current use and use of the proposed addition are consistent with the existing zoning district regulations.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on April 4, 2024. Two (2) members of the public attended. Representatives from Applicants design team (DLR Group) presented the project design and answered questions related to the project.

The Applicant has reported both attendees were satisfied with the proposed development and requested to be invited to the ground breaking and ribbon cutting ceremonies for the project.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of life	Goal: Enhance current educational opportunities and plan for future educational opportunities that support the City’s economic development.

Strategies of the 2021 Ignite! Comprehensive Plan strive to promote a culture of post-secondary education through increased advocacy and partnerships between educational institutions and the city by identifying where renovation, expansion and construction of school facilities can support city growth and development objectives. The proposed renovation and addition are meeting the needs of the community by expanding an educational program that is in high demand from local employers. The expanded program will offer opportunities for individuals to obtain a highly valuable, high-quality post-secondary education that is relevant to individuals, employers, and the community.

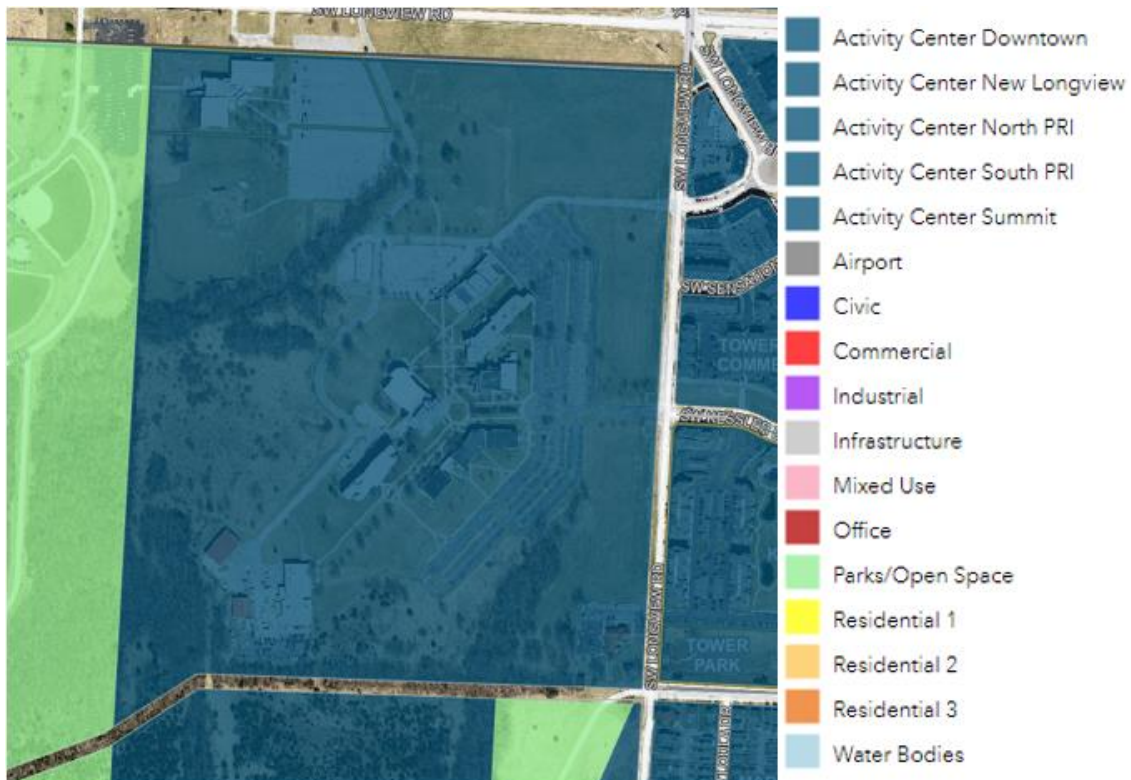


Figure 4 - Future Land Use Plan (Activity Center New Longview)

6. Analysis

Background and History

- March 18, 1969 – The City Council approved the rezoning from A (now AG) to R-1 by Ordinance No. 1122.
- September 8, 1986 – Staff administratively issued building permit #86-997 for the construction of the subject building.

Compatibility

The site is located at the southwestern corner of the large MCC campus. The proposed addition and renovation of the existing building is compatible with the existing use of the property. The MCC campus is over 108 acres and the site of proposed development will maintain significant setbacks from the adjoining properties.

The renovation of the existing building and the proposed addition will not negatively affect the aesthetics of the neighboring properties. Staff believes the proposed improvements are well-suited and appropriate for the area.

Building Materials. Conditional material proposed.

The applicant has requested the use of architectural metal panels. The UDO restricts building materials to masonry, concrete, stucco, and glass. Metal is limited to an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

As the quality of architectural metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. This proposed material is consistent with other approved developments in the city such as churches, car dealerships and the recently approved fire stations. Staff is supportive of the use of the conditional material.

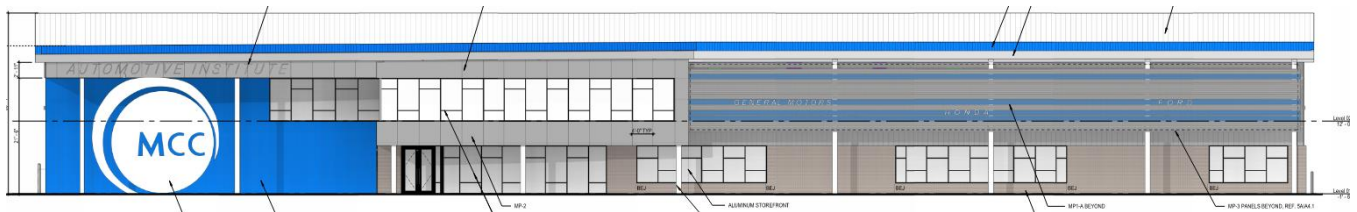


Figure 3 – East elevation

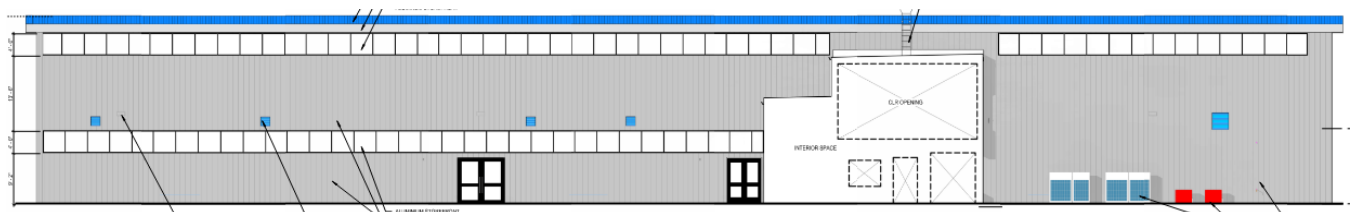


Figure 4 – West elevation



Figure 5 – South elevation

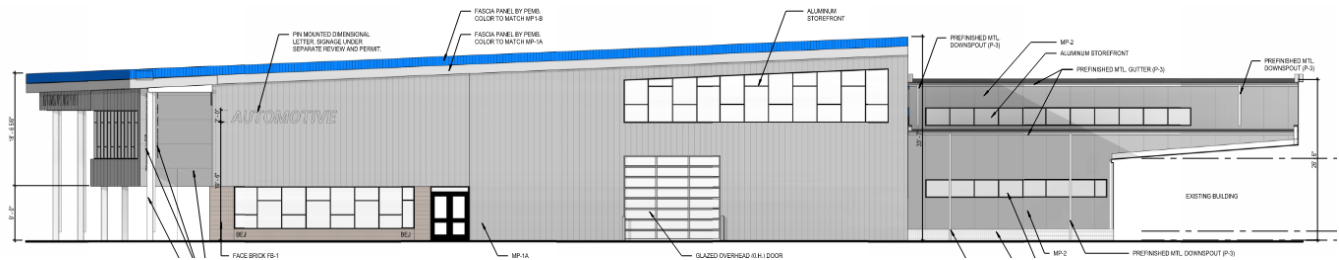


Figure 6 - North elevation

Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring properties. The land use itself is not changing as a result of this project, and the proposed addition is a compatible use with surrounding existing land uses.

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. The proposed PDP is not adding any additional burden to existing street, water, sewer, or stormwater infrastructure as it is not changing or expanding the use.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated March 22, 2024.

Standard Conditions of Approval

2. 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.
3. 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).
4. 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.

5. 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 underground detention basin design to help ensure that the plan meets the Comprehensive Control Strategy for stormwater management and specifications contained in the Design and Construction Manual.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. 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
8. 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.