

City of Lee's Summit

Development Services Department

June 22, 2018

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Appl. #PL2018-080 – PRELIMINARY DEVELOPMENT PLAN – Spira Care - 760 NW Blue Pkwy; Drake Development, LLC, applicant**

Commentary

This preliminary development plan (PDP) application is for the proposed Spira Care medical office building located at 760 NW Blue Pkwy. The proposed 6,200 square foot medical building will be joining the newly constructed 7,420 sq. ft. Texas Roadhouse as the final phase of the redeveloped Bank of the West site. The materials to be used for the proposed building include brick, glass and EIFS.

The Planning Commission and City Council previously considered and approved a preliminary development plan (Appl. #PL2017-164) to redevelop the old Bank of the West site as two lots with restaurant uses. Lot 1 showed the previously mentioned Texas Roadhouse. Lot 2 showed a parking lot area and building layout, but did not include building elevations or a material palette.

The lack of architectural information for Lot 2 on the previous preliminary development plan necessitates approval for the proposed building on the subject site. This preliminary development plan is limited to the building as the parking lot and surrounding area were consistent with the previous plan and approved as part of the final development plan (FDP) for Texas Roadhouse.

- 6,200 square foot building
- 0.07 proposed overall FAR – 0.55 maximum allowed FAR
- 31 parking spaces required – 135 parking spaces provided on Lot 2

Recommendation

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

1. Additional architectural features shall be incorporated on the south and north building elevations to meet the requirement for horizontal and vertical breaks.

Project Information

Proposed Use: Medical office

Zoning: CP-2 (Planned Community Commercial District)

Land Area: 84,252 sq. ft. (1.93 acres) – Lot 2

Building Area: 6,200 sq. ft.

Location: 760 NW Blue Pkwy

Surrounding zoning and use:

North: CP-2 (Planned Community Commercial District) — Summit Fair Shopping Center
South: CP-2 (Planned Community Commercial District) — Texas Roadhouse
East: CP-2 (Planned Community Commercial District) — Summit Fair Shopping Center
West (across Highway 50): CP-2 (Planned Community Commercial District) — Summit Woods Shopping Center

Background

- March 20, 1978 – The Planning Commission approved the final development plan (Appl. #1978-071) for the Midland Bank building.
- March 28, 1978 – The Board of Zoning Adjustment approved a variance (Variance #56) to the max building height allowed and the minimum required number of parking spaces for the Midland Bank Building.
- November 2, 2017 - The City Council approved the preliminary development plan (Appl. #PL2017-164) of *740 NW Blue Pkwy Restaurant Sites*, by Ordinance No. 8267.
- January 18, 2018 – City Staff administratively approved the final development plan (Appl. #PL2017-233) for Texas Roadhouse located at 740 NW Blue Pkwy.
- June 11, 2018 – City staff administratively approved the revised final development plan (Appl. #PL2017-233) for Texas Roadhouse located at 740 NW Blue Pkwy (the plans were revised to include all parking/drive areas on Lots 1 and 2).

Analysis of Preliminary Development Plan

The previous preliminary development plan application (#PL2017-164) for the redevelopment of this site was heard before the Planning Commission on October 17, 2017. That PDP proposed to redevelop the Bank of the West site by demolishing the existing facilities and constructing a new 7,420 sq. ft. Texas Roadhouse restaurant and an additional restaurant pad site. The City Council approved the preliminary development plan on November 2, 2017.

Development of the building on this pad site is required to go through the preliminary development plan process by separate application as no materials or building elevations for the second pad site were proposed during the previous PDP. This preliminary development plan is limited to the building as the site work for this pad was approved during the original PDP and the subsequent FDP for Texas Roadhouse.

Architectural Characteristics. Revisions required.

- Proposed – The proposed building makes use of varying wall heights and contrasting materials on the front (east) and rear (west) elevations to provide architectural relief. The side (north and south) elevations feature glass windows in addition to bands of varying color brick and stucco.
- Required – Horizontal and vertical breaks shall be provided on all sides of buildings to provide architectural relief. Elements providing such relief may include bands of accent color, brick/stone courses, windows, pilasters, etc.
- Recommended – While the east and west elevations are well articulated as described above, the north and south elevations feature no horizontal breaks in the roofline and only a minimal vertical break near the front of the building. The rear section of the building is composed of a nearly 74' long wall with no breaks, vertical or horizontal. Given the

building's high level of visibility along the US 50 Highway corridor, staff recommends that additional architectural elements be incorporated into the north and south elevations in order to break up the long expanse of wall and provide additional human scale to the building elevations.

Shared Parking Spaces. The previously approved preliminary development plan for the redevelopment of the Bank of the West site included a shared parking plan between Texas Roadhouse on Lot 1 and the proposed Spira Care on the subject Lot 2. Lot 1 supplies 139 parking spaces; Lot 2 supplies 135 parking spaces, yielding a pool of 274 shared parking spaces. The figures below illustrate the shared parking plan for the redevelopment site.

274 Shared Parking Spaces	
200	Spaces required by Texas Roadhouse
31	Spaces required by Spira Care
43	Existing grade-separated spaces serving Summit Fair Shopping Center

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><u>Engineering</u></p> <p>1. The leader from the “prev removed by others” note must be revised as it does not point to the storm sewer that was removed at the NW of the bldg.</p> <p><u>Fire</u></p> <p>2. 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.</p> <p><u>Planning</u></p> <p>3. 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 13 of the UDO.</p>

Attachments:

1. Preliminary Development Plan, date stamped, June 21, 2018 —11 pages
2. Location Map