

05/20/21

South Lee's Summit Chipotle Mexican Grill

The site located at 1103 SW Oldham Parkway is between the two existing Chipotles in Lee's Summit, Missouri. The Chipotle at this location will include a Chipotlane, which Chipotle has developed as a way to pick-up orders that have been placed and paid for through the app at a drive-up pick-up window. There are no orders or payments at the window, and a speaker box and menu board are not required, which simplifies the process and moves cars through the queue more quickly than a traditional drive-through. This leads to shorter queue length (under five cars 99% of the time) and cars waiting for less time (the total transaction time at the window takes seconds, not minutes). There are currently two operating Chipotlanes in the Kansas City market. This store will be unique as it is a new concept designed to focus on digital orders, promoting a grab-and-go model. Though there is a traditional serve line inside for convenience, there will be no interior seating provided. Customers looking for a sit-down experience will have the other two Lee's Summit locations available to visit.

To maximize the potential of this site, the old Pizza Hut will be demolished. The new building will be pulled forward, as close to Oldham as possible, to highlight street frontage and place the most active portions of the building away from the adjacent residential properties. The patio, pick-up window and pick-up parking are all located over 100 ft from the adjacent residential property. Only the rear of the building and entry to the drive aisle are within 100 ft.

Without complete site modification, including underground and systems development, the existing conditions do not allow for a building to be constructed 100 ft from the residential zone. The new building placement improves on existing conditions, and to support maximum screening for the adjacent residential zone, landscaping buffers are included at the drive aisle entry and along the existing fence line as well as screening provided for all utilities.

There is a requirement in the City code for patios to have an 8- 10 ft masonry screen wall. We propose an exception to this requirement, to allow the patio a more pleasant atmosphere. This patio will not have speakers, not serve alcohol, and will have limited use from customers and employees. It is intended only as a spot to have a quick bite to eat. Appreciative of the screening requirement, we have added additional landscaping to the west of the patio area, providing further separation from the adjacent residential zone.

Exceptions Sought:

- Building 100 ft from residential
- Drive aisle 100 ft from residential
- Patio screen wall requirement



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