



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2026-046
File Name	Preliminary Development Plan for Hazel Grove Elementary
Applicant	Lee's Summit R-7 School District
Property Address	1501 NW Blue Pkwy. & 861, 871, 911, 915, and 921 NW Colbern Rd.
Planning Commission Date Heard by	May 14, 2026 Planning Commission
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: December 9, 2025
Neighborhood meeting conducted: April 13, 2026
Newspaper notification published on: April 25, 2026
Radius notices mailed to properties within 300 feet on: April 24, 2026
Site posted notice on: April 28, 2026

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Attachments

Transportation Impact Analysis prepared by Erin Ralovo, PE, PTOE, dated February 12, 2026 – 3 pages

Preliminary Development Plan and Elevations, upload date of April 29, 2026 – 15 pages

Building Material Specification Sheets, upload date of April 29, 2026 – 11 pages

Site Lighting Specification Sheets, upload date of April 14, 2026 – 42 pages

Traffic Impact Statement prepared by Kaw Valley Engineering, Inc., sealed February 18, 2026 – 27 pages

Storm Drainage Report prepared by Kaw Valley Engineering, Inc., sealed February 18, 2026 – 175 pages

Neighborhood Meeting Minutes, dated April 13, 2026 – 2 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	LSR7 / Developer
Applicant’s Representative	Kyle Gorrell
Location of Property	1501 NW Blue Pkwy. & 871, 911, 915, and 921 NW Colbern Rd.
Size of Property	+/- 34.435 acres (1,499,988.6-sf.)
Number of Lots	3
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Mixed-Use
Procedure	<p>Pursuant to Sec. 2.150 of the Unified Development Ordinance, Preliminary Development Plans for public facilities of the state and its lawfully designated subdivisions or agencies, including public school facilities, are subject to a single public hearing before the Planning Commission. No additional public hearing before the City Council is required.</p> <p>Duration of Validity: Preliminary development plan approval shall not be valid for a period longer than 24 months from the date of such approval, unless within such period a final development plan application is submitted. The Approving Authority may grant one extension not exceeding 12 months upon written request.</p>

Current Land Use
The subject 34.435-acre property is currently an undeveloped site located off NW Colbern Road and NW Blue Parkway. The PMIX (Planned Mixed Use District) was established in 2012 by Appl. #2012-124 after the property was annexed in 2011.

Description of Applicant's Request

The applicant requests approval of a Preliminary Development Plan to allow for the development of a 78,160-sf. elementary school, Hazel Grove Elementary, on the property. The existing Hazel Grove Elementary School, located within the city limits of Unity Village, will be retained by the school district; however, specific plans for the future use of the building have not yet been determined. The development includes hard- and softscape play areas and two access drives to help with drop-off and pick-up traffic circulation.

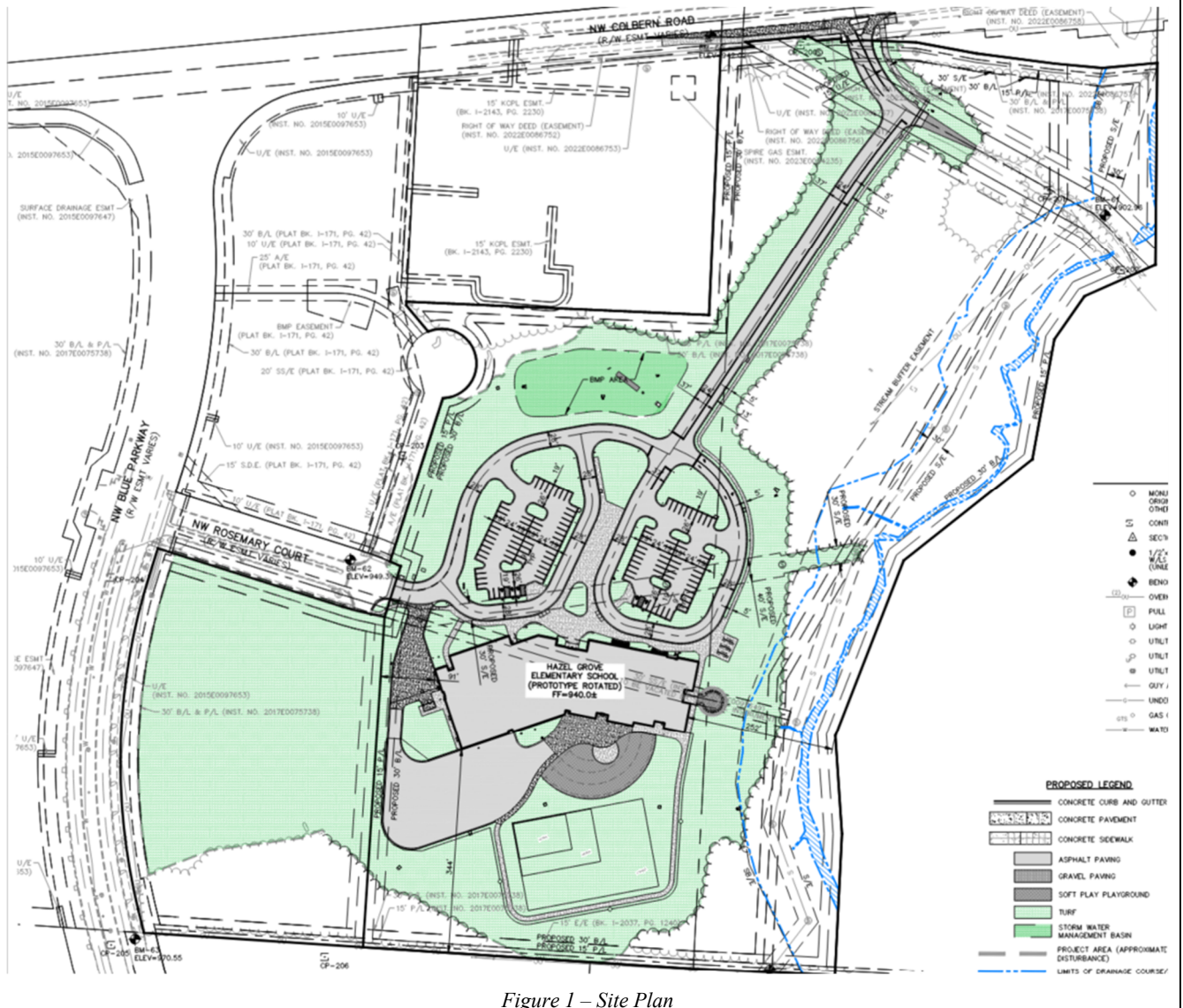


Figure 1 – Site Plan

2. Land Use

Description and Character of Surrounding Area

The subject property is located approximately 3/10 of a mile northeast of the I-470 and M 350 Hwy. interchange. The surrounding area is mostly vacant with the exception of an apartment complex north along NW Colbern Road and a mix of commercial and light industrial uses to the south.

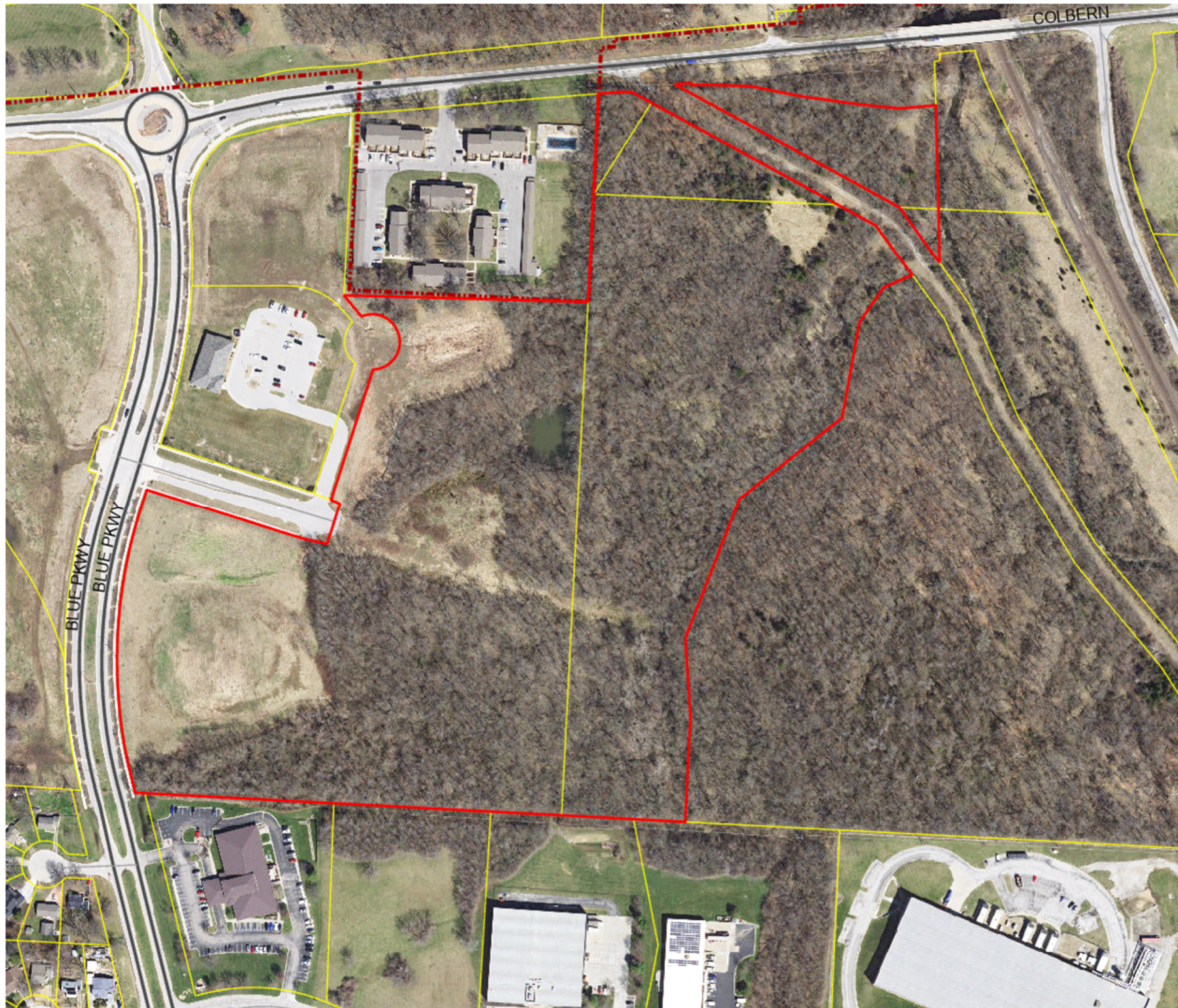


Figure 2 – Aerial map of the surrounding property (subject property in red).

Adjacent Land Uses and Zoning

North:	Dwelling, Multi-Family (Apartment) / Unity Village
South:	Medical Office / CP-2 (Planned Community Commercial) Office/Warehouse & Construction Contractor / PI (Planned Industrial)
East:	Vacant – Undeveloped / PMIX (Planned Mixed Use)
West (across NW Blue Pkwy.):	Vacant – Undeveloped / PMIX (Planned Mixed Use)

Site Characteristics
The subject property consists of three (3) undeveloped lots. The site will be served by two drives, one off NW Colbern Road and one off NW Rosemary Court. The site generally slopes east towards an existing creek which will be protected and maintained. The highest point of the site is about 970-ft. sloping to a low point of about 900-ft.

Special Considerations
None

3. Project Proposal

Parking

Proposed		Required	
Total parking spaces:	120	Total parking spaces required:	48
Accessible spaces provided:	5	Accessible spaces required:	5

Building Setbacks (Perimeter)

Yard	PMIX Zoning Standard	Proposed
Front ¹	Established with the plan	1,040 (along NW Colbern Rd.) 125' (along NW Rosemary Ct.)
Side ¹	Established with the plan	344' (south) 252' (east)

¹ – Under the UDO, each street frontage is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

Parking Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	20'	770' (along NW Colbern Rd.); 129' (along NW Rosemary Ct.)
Side	20' (south) 20' (east)	598' (south) 310' (east)

Structure(s) Design

Number and Proposed Use of Building
1 / School
Building Size
78,159-sf.
Number of Stories
2 Stories
Floor Area Ratio
0.043

Architecture & Building Design

Building Type	Materials	Roofing
Civic	Brick Veneer, fired clay (Class 1); Stone Veneer, natural (Class 1); Architectural Metal (Class 1); Clear Glass (Class 1); Spandrel Glass (Class 1); Brick Paneling, fired clay (Class 2)	PVC Membrane Roofing System (Class 3)

The proposed building design complies with all UDO standards pertaining to material mix and usage. The UDO requires that civic buildings’ primary facade(s), those facing private or public streets, contain no less than three (3) different Class 1 or Class 2 building materials that comprise at least half of the façade. Since the subject site has a street on both the north and west, those are the primary facades. The applicant is proposing only Class 1 and 2 materials on all facades as noted in the table above. The remaining secondary facades, the south and east, shall no contain no less than three (3) different Class 1, Class 2, or Class 3 materials which is being met by a continuation of the previously mentioned materials. The UDO also prescribes that commercial buildings only utilize Class 1, Class 2, or Class 3 roofing materials which is being met.

All articulation and entrance feature requirements are being met by the proposed building design. The architecture and building design standards also have requirements for building and roof articulations along with covered entries. Primary facades shall have a wall articulation no less than once every 80 linear feet and the rooflines shall have an articulation no less than one every 100 linear feet.

4. Unified Development Ordinance (UDO)

Section	Description
2.300-2.340	Preliminary Development Plans
4.240	PMIX (Planned Mixed Use District)

In 2012, a rezoning to the PMIX district was approved by City Council without a Preliminary Development Plan. The subject property had been recently annexed in 2011 where the applicant had supplied a conceptual site plan under the premise that subject Preliminary Development Plans would be reviewed at the time of development.

The PMIX district states that allowed land uses and development standards are established as part of the Preliminary Development Plan.

Neighborhood Meeting
The applicant hosted a neighborhood meeting on April 13, 2026. One (1) member of the public attended. The applicant reported that the topics covered, and questions answered related to the following:

- Determination of location and need
- Plans for the existing Hazel Grove Elementary
- Proximity of train tracks to the site and their associated noise/vibrations

Staff has not received any comments, emails, or phone calls in favor or in opposition to 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.
Sustainable Environment	Objective: Appreciate, protect, and enhance the natural environment to meet the community’s needs today without compromising the ability of future generations to live and prosper. Objective: Preserve natural resources.

The proposed development supports two identified focus areas of the comprehensive plan, namely “Quality of Life” and “Sustainable Environment”. Each focus area has goals and objectives that establish a long-term framework to direct growth and change for the city. As it relates to the Quality of Life plan element, Hazel Grove Elementary allows for the collaboration with the Lee’s Summit R-7 School District to identify where expansion and construction of school facilities can support city growth and development objectives. As it relates to the Sustainable Environment plan element, the proposed project includes preservation of existing mature vegetation along the southern and eastern boundaries.

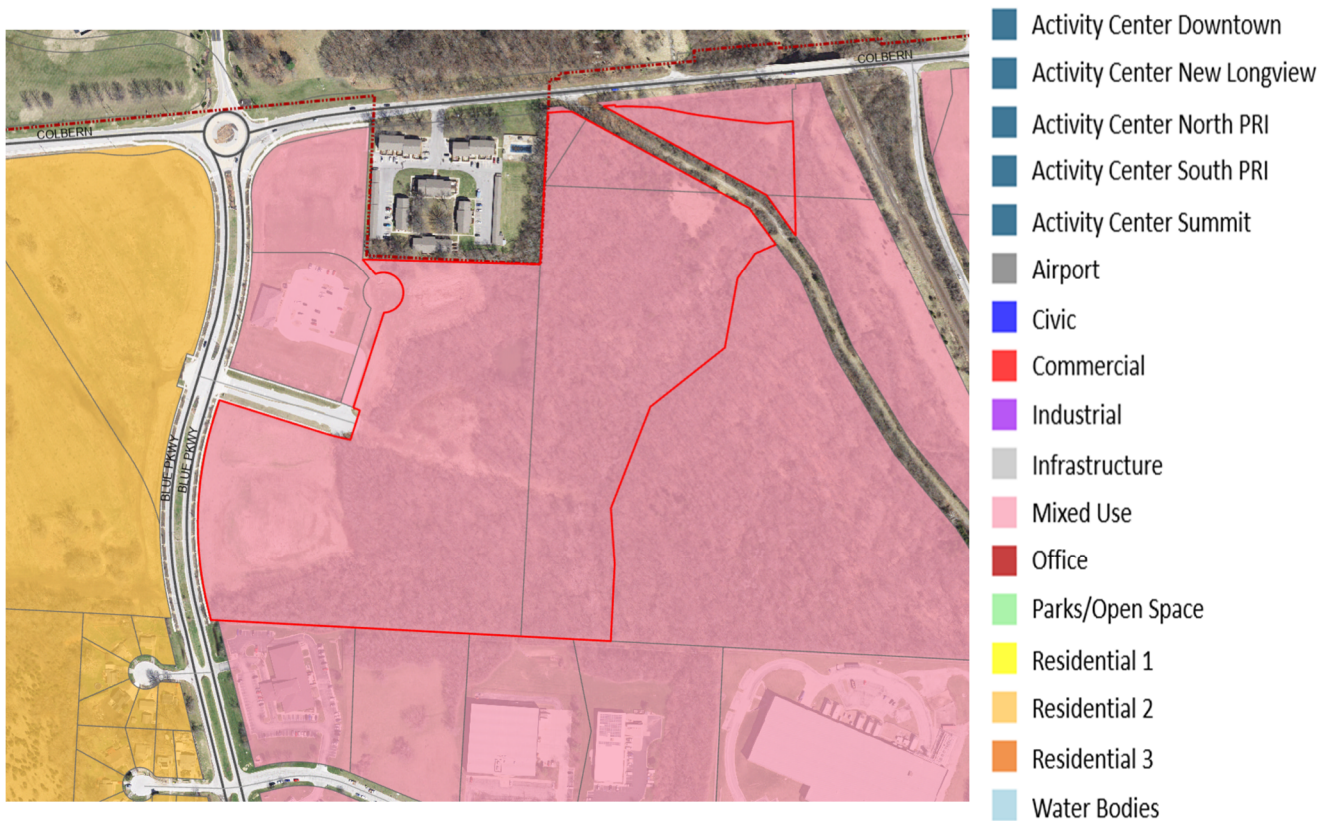


Figure 3 – Future Land Use Map & Legend

The subject property is located in the “Mixed Use” future land use designation. The Mixed-Use category is intended to accommodate low-rise buildings with a mix of retail, office, services, and public uses with a complimentary mix of residential development of varying densities to provide for the greatest amount of flexibility. The proposed school land use qualifies as a public use within a low-rise building.

6. Analysis

Background and History

- December 16, 2011 – The City Council approved the annexation of 307.615 +/- acres, of which 34.435 +/- acres contained the subject property, by Ordinance No. 7130.
- December 20, 2012 – The City Council approved a zoning classification of PMIX (Appl. #PL2012-124) by Ordinance No. 7270.
- April 15, 2026 – The plat for *Summit Village Corporate Park, 2nd Plat*, was recorded by the Jackson County Recorder of Deeds office by Instrument #2026E0027662.

Signage

The proposed development is subject to the PMIX sign standards listed below, except that the applicant seeks approval for two (2) monument signs to serve as the primary identification signage at the northern and western boundaries of the site. The table identifies the subject standards per the UDO and the proposed standards for the site.

Sign Type		Height	Sign Area	Number of Signs	Lighting
UDO Standards	Freestanding Signs	12' (144") max. for monument	72 sq. ft. sign face area and 96 sq. ft. structure area	1 per building	External indirect, halo, or internal lighting
	Freestanding Sign (Monument)	7' 6"	30 sq. ft. sign face area and 65 sq. ft. structure area	2	Electronic Message Board

The applicant proposes an allowance for two (2) monument signs opposed to the UDO allowance of one (1) due to the site abutting two roadways and the site being accessed from either one. The signs will allow for users of the site to be directed appropriately to the school and are not expected to cause visual clutter as both signs are well within the size allowances per the UDO. Staff supports the applicant’s proposal for two monument signs as depicted below.

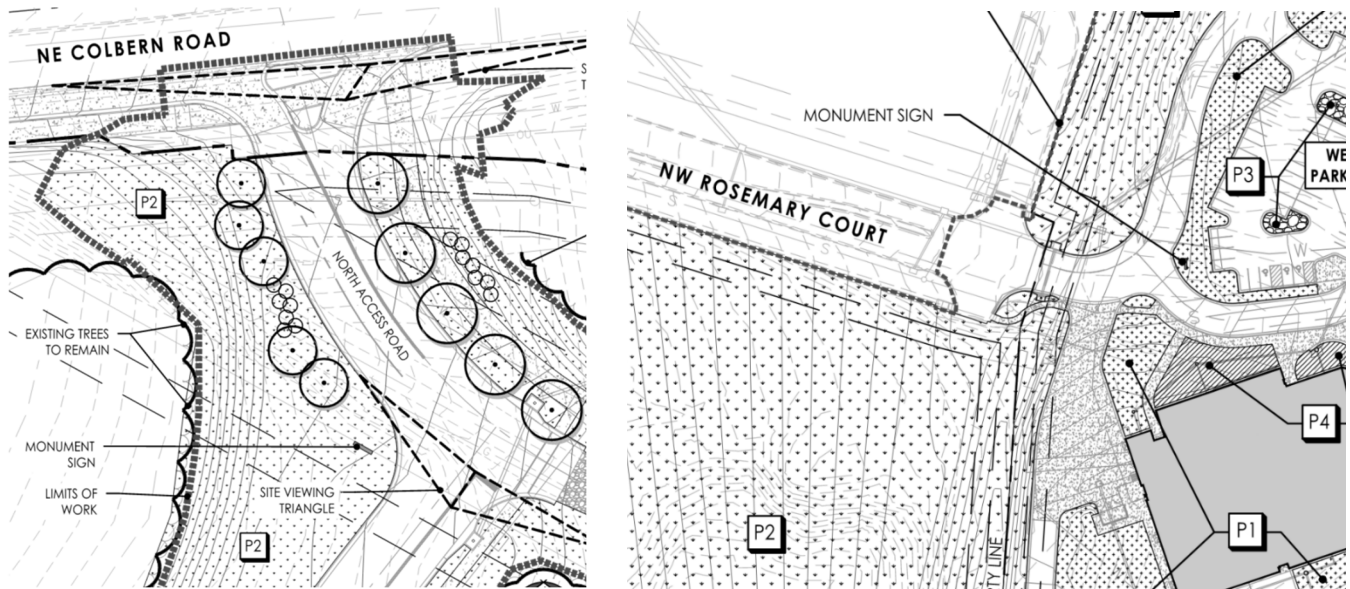


Figure 1 - Monument Sign Locations

Compatibility

The subject property is located approximately 3/10 of a mile northeast of the I-470 and M 350 Hwy. interchange. The surrounding area is mostly vacant with the exception of an apartment complex north along NW Colbern Road and a mix of commercial and light industrial uses to the south. The proposed land use is not expected to be incompatible with those around it.

From an architectural standpoint, the proposed development is not expected to negatively affect the aesthetics of neighboring properties. The proposed building uses a combination of materials and wall and roof articulations to create visual interest and break up the facades. The UDO was recently amended in August of 2025 to include more detailed architectural and building design requirements. The proposed building meets all requirements.



Figure 4 – Exterior Rendering (front entrance facing North)

Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. Except for the undeveloped properties, the surrounding properties include more intense uses such as higher-density residential, commercial, and industrial. The subject development is not expected to create excessive storm water runoff for the area. A detention basin will be constructed on the northern side of the project site.

Public Services

Development of the site will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer service to the site will continue to utilize existing public water and sewer line connections. Two segments of the existing sewer will require realignment to accommodate the development.

Road Improvements

The proposed development will be accessed from two entrances – a right-in/right-out access to the north off NW Colbern Road and a full access on the west side of the side off NW Rosemary Court. The traffic impact study prepared by Kaw Valley Engineering, Inc., identified several road improvements and staff recommendations are as follows:

- Construct a right-in/right-out access on NW Colbern Road to provide adequate access spacing and sight distance.
- Construct a 12-foot wide eastbound right turn lane with a minimum of 150-feet of storage length, plus taper.
- The existing terminus of NW Rosemary Court shall remain a traditional 4-way intersection.

- It is recommended that LSR7 implement a traffic management plan to ease congestion and preserve mobility on campus and the adjacent street network during drop-off/pick-up periods.
- It is recommended that separate loading zones are dedicated for buses and the car rider traffic lines. The traffic management plan should incorporate 2,000 linear feet of pavement or excess parking should be dedicated to managing queueing during morning arrival and afternoon dismissal.

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. The development shall occur in accordance with the Preliminary Development Plan with an upload date of April 29, 2026.
2. Approval shall be granted for two (2) monument signs as shown within the Preliminary Development Plan with an upload date of April 29, 2026.
3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated February 12, 2026.

Standard Conditions of Approval

1. 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.
2. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
3. Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
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. 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 7.340. If security is provided, building permits may be issued

upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

7. 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.
8. 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.
9. An "Irrevocable Consent to Dedicate A Sanitary Sewer Agreement" between the Lee's Summit R7 School District and the Lee's Summit Parks Department shall be executed and recorded Jackson County prior to approval of the final development plan for the Hazel Grove Elementary.
10. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
11. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
12. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.