



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-302
File Name	PRELIMINARY DEVELOPMENT PLAN – Express Stop Convenience Store
Applicant	Engineering Solutions, LLC
Property Address	3394 NW Village Park Dr.
Planning Commission Date	January 23, 2025
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planning Manager

Public Notification

Pre-application held: January 23, 2024
Neighborhood meeting conducted: December 11, 2024
Newspaper notification published on: January 4, 2025
Radius notices mailed to properties within 300 feet on: January 3, 2025
Site posted notice on: January 2, 2025

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	5
6. Analysis	6
7. Recommended Conditions of Approval	7

Attachments

Transportation Impact Analysis prepared by Erin Ralovo, dated January 9, 2025 – 2 pages
Traffic Impact Memorandum prepared by Kimley Horn, dated November 21, 2024 – 11 pages
Preliminary Development Plan, dated January 3, 2025 – 7 pages
Stormwater Memorandum prepared by Engineering Solutions, sealed November 17, 2024 – 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC /Engineer
Applicant's Representative	Matt Schlicht, PE
Location of Property	3394 NW Village Park Dr
Size of Property	1.50 acres (65,241.23 sq. ft.)
Number of Lots	1
Building Area	6,668 sq. ft.
FAR	0.10 FAR
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	New Longview Activity Center
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 in the form of an ordinance. 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.

Current Land Use

The subject 1.5-acre site is an undeveloped property located on the western boundary of Lee's Summit at the intersection of NW Village Park Dr. and NW View High Dr. The site is relatively unremarkable and generally void of vegetation except for short grassy ground cover. The site slopes from the west to the east.



Description of Applicant's Request

The applicant is seeking approval of a preliminary development plan (PDP) to construct a 6,668 sq. ft. convenience store with fuel sales.



Figure 1 – South Elevation of the Proposed Building

2. Land Use**Description and Character of Surrounding Area**

The subject site is generally surrounded by undeveloped property to the north and east and is in the vicinity of the Village at View High apartments. The commercial component of the New Longview mixed use development is located approximately a quarter mile south. The Fred Arbabas Golf Course is located west of the property.



Figure 2 – Aerial of the surround property

Adjacent Land Uses and Zoning

North:	Undeveloped lot / PMIX
South (across NW Village Park Dr.):	Single family Home /PMIX
East:	Undeveloped lot / PMIX
West (across NW View High Drive):	Golf Course / R80 (Kansas City)

Site Characteristics

Vehicular access to the site will be provided by a private driveway accessed off NW Village Park Dr. Future development of the adjacent vacant property will see the extension of the private driveway to the north giving the subject site additional access to NW Kessler Dr.

Topographically, the project site generally slopes from west to east.

Special Considerations

None.

3. Project Proposal**Site Design**

Land Use	
Impervious Coverage:	68.9%
Pervious:	31.1%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	40	Total parking spaces required:	40
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking (Proposed)
Front (NW Village Park Dr.)	191' (Building) / 20' (Parking)
Front (NW View High Dr.)	62' (Building) / 26.66' (Parking)
Side	45' (Building) / 10' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 – convenience store with fuel sales
Building Height
21'-0"
Number of Stories
1
Building Area
6,668 sq. ft.

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.240	Zoning Districts (PMIX)

Unified Development Ordinance

All proposed uses in the PMIX district are permitted “per approved plan” under the UDO. The PMIX District is intended to permit a mixture of uses which, with property design and planning, will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand. To that end, the proposed plan use of the subject property meets the requirements of the existing zoning district.

Neighborhood Meeting
The applicant hosted a neighborhood meeting from 6:00 pm to 6:30 pm on December 11, 2024. No members of the public attended the meeting.
Staff have not received any comments pertaining to the proposed development.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Increase business activity by designing mutually supportive neighborhoods.
Resilient Economy	Objective: Diversity Lee’s Summit economy. Objective: Increase business retention and grow business activity.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The proposed uses are consistent with the New Longview Activity Center land use designation under the Ignite Comprehensive Plan. The Activity Center includes a range of commercial, industrial and residential options. An objective established in the Comprehensive Plan is to stimulate continued economic development investment by the private sector. The subject application meets this goal by developing a long vacant property in Lee's Summit.

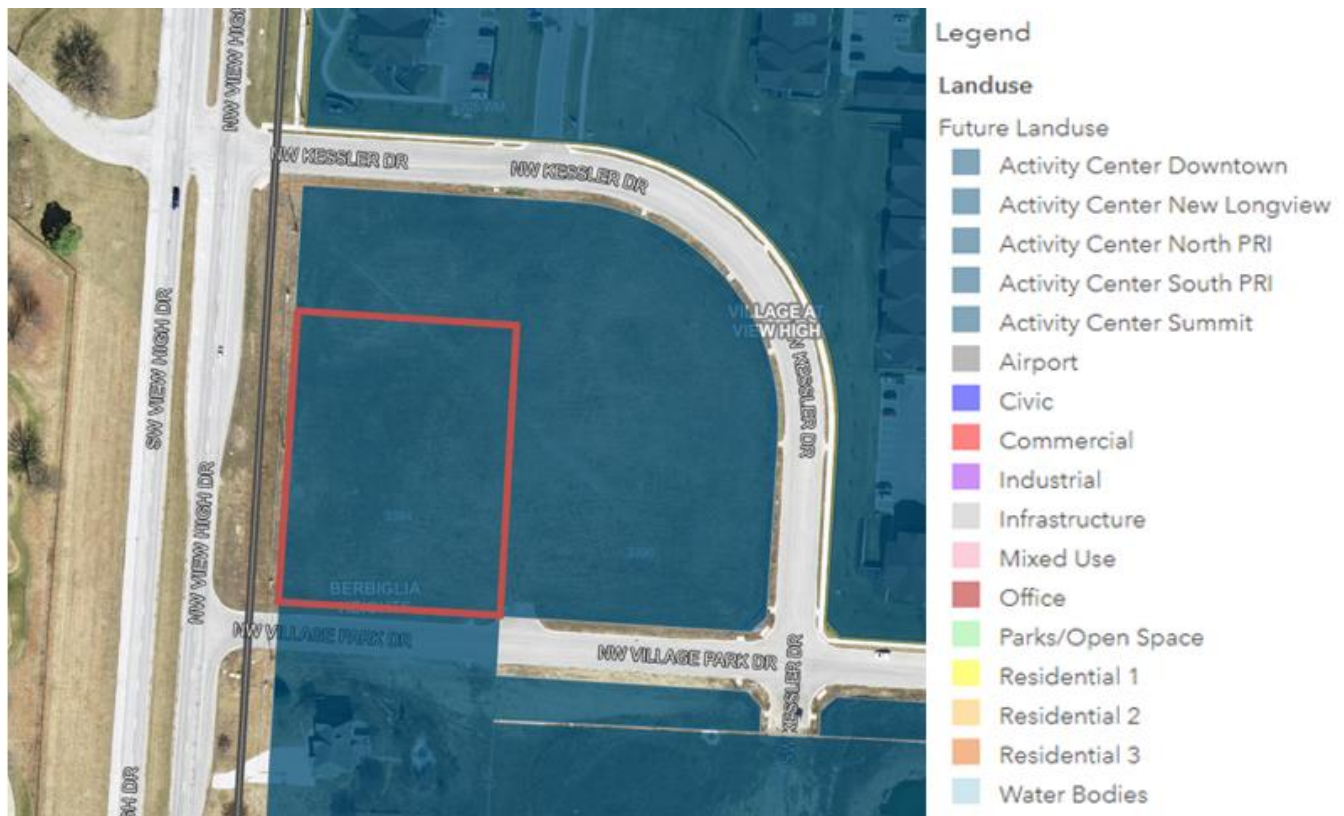


Figure 1 - Comprehensive Plan future land use map

6. Analysis

Background and History

- December 31, 1964 – The majority of the subject property was annexed into the City of Lee's Summit, by Ordinance No. 812.
- September 27, 2016 – The Planning Commission approved the preliminary plat (Appl. #PL2016-147) for *Village at View High*.
- October 20, 2016 – The City Council approved a rezoning (Appl. #PL2016-145) from R-1 to PMIX for the Village at View High conceptual development plan by Ordinance No. 8002.
- December 8, 2017 – The Minor Plat of Village of View High – Lots 2A & 2B was administratively approved.

Compatibility

The proposed building materials utilized in the design of the proposed convenience store and gas station include a combination of EIFS, brick, Nichiha and glass. The proposed building materials are compatible with the design and construction of existing commercial and industrial buildings in the surrounding developments and throughout the community.



Figure 3 –Front elevation

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area. The proposed project develops long vacant property located along a major vehicular corridor.

Public and Private Infrastructure Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The subject property is a vacant site, but has access to existing water, sanitary sewer and storm sewer that serves existing area development. Water service will come from an existing main along NW View High Dr to the west. Sanitary sewer service will connect to an existing on-site sewer line located at the southeast corner of the property. No on-site storm water detention will be provided. Stormwater from the proposed development will be mitigated as part of the Regional Detention Plan for the Village at View High Development.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated January 3, 2025, and building elevations contained therein.
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated January 9, 2025.

Standard Conditions of Approval

3. 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.

4. 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).
5. 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.
6. 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 design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
7. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
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.
9. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
10. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A Hazardous Materials Permit is required for gasoline storage in excess of 75,000-gallons and/or propane cylinder exchange.
11. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
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.