

Culver's Preliminary Development Plan

Application #PL2019-413

March 3, 2020



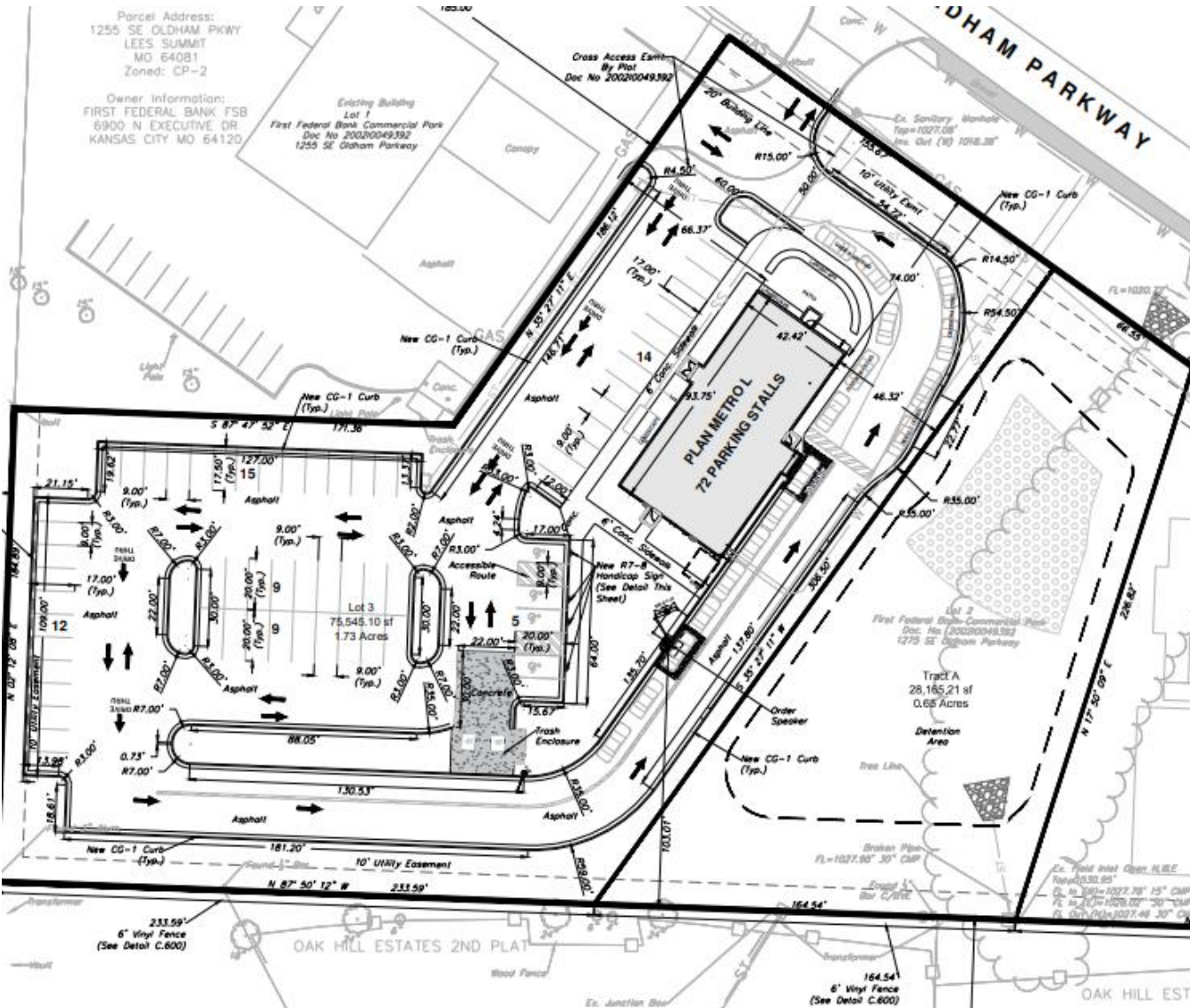
LEE'S SUMMIT
MISSOURI

Yours Truly





Aerial/Zoning Map



Parcel Address:
1255 SE OLDHAM PKWY
LEES SUMMIT
MO 64081
Zoned: CP-2

Owner Information:
FIRST FEDERAL BANK FS
6900 N EXECUTIVE DR
KANSAS CITY MO 64120

Existing Building
Lot 1
First Federal Bank Commercial Park
Doc No 20020049392
1255 SE Oldham Parkway

OLDHAM PARKWAY

Structure Size
4,338 sq. ft.

Building Height
23'-3"

Number of Stories
1

Floor area Ratio
0.06 (0.55 Max)

Parking
76 proposed
61 required

Impervious Coverage
77%



Project Information



REAR LEFT VIEW (SOUTHEAST CORNER)



REAR RIGHT VIEW (SOUTHWEST CORNER)



FRONT RIGHT VIEW (NORTHWEST CORNER)



FRONT LEFT (NORTHEAST CORNER)



LEFT PERSPECTIVE (EAST VIEW)



RIGHT PERSPECTIVE (WEST VIEW)



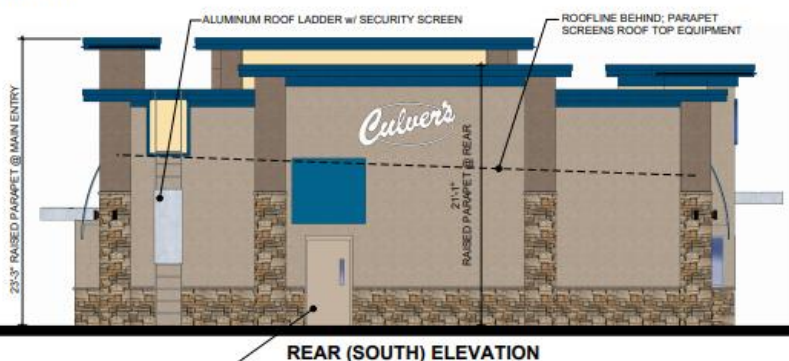
Elevations



DRIVE THRU (EAST) ELEVATION



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



MAIN ENTRY (WEST) ELEVATION

REPRESENTATION	MATERIAL	COLOR
[Line pointing to roof edge]	ROOF EDGE, METAL TRIM BAND	"REGAL BLUE"
[Line pointing to upper piers]	EIFS - UPPER PIERS	"TIKI HUT" SW 7509
[Line pointing to awning]	AWNING CANVAS (BY OTHERS)	"ROYAL BLUE" 4617
[Line pointing to main field]	EIFS - MAIN FIELD COLOR	"TONY TALUPE" SW 7038
[Line pointing to stone base]	MFG'RD STONE W/ STONE SILL TRIM	"ASPEN NICKEL CREEK" TUSCAN LEDGE ENVIRONMENTAL STONWORKS



Building Materials

- Neighborhood meetings were held on January 9, 2020, and February 6, 2020.
- Questions and comments raised during the neighborhood meetings included:
 - Road improvements
 - A traffic signal will be installed at the intersection of SE Oldham Pkwy and SE Ranson Rd as a condition of approval.
 - The northbound left-turn lane at SE Oldham Pkwy and SE Ranson Rd will be extended to provide adequate storage as a condition of approval.
 - Storm drainage issues at the rear of the existing single-family lots
 - The broken storm water pipe will be replaced and extended as part of this project.
 - The site will be graded as part of this project to eliminate any flat or depressed areas subject to ponding or slow draining.
 - Fencing and landscaping
 - A high impact screen consisting of a fence plus landscaping will be installed between the subject property and the abutting residential subdivision to satisfy the requirements of the UDO.
 - Light spillage on abutting residential development
 - The UDO allows a maximum 0.5 foot-candles at the shared property line between non-residential and residential uses.
 - Light fixtures shall have full 90-degree cut-offs so as to direct light downward.
 - Effect on property values

- A single protest to the application was filed with the City by an area resident on January 31, 2020. The protest property is located approximately 275' from the site.
- Issues raised on the protest to the application included:
 - Noise
 - Additional landscaping will be provided on-site to provide sound dampening between the drive-through order box and the residential to the south.
 - The order box satisfies the minimum 100' separation distance from residential.
 - Proximity to residential
 - The building and parking lot are set back 135' and 20' from the abutting residential development, respectively. The setbacks satisfy the minimum UDO requirements.
 - Potential increase of future commercial development
 - The subject site is one of the last undeveloped parcels along SE Oldham Pkwy west of SE Ranson Rd.
 - The nearby 38.5-acre site at the southeast corner of SE Ranson Rd and US 50 Hwy has existing commercial zoning and is designated as retail property in the Comprehensive Plan.

- A modification is requested to the high-impact landscape buffer/screen requirement, to allow a 6' tall opaque wood fence with masonry columns to be constructed on the south property line.
 - The UDO requires a 6' tall masonry wall or 6' tall vinyl fence with masonry columns. The abutting residents prefer the use of wood fencing in order to tie into existing wood fencing.
 - 6' tall wood fencing with masonry columns separating commercial development from the abutting residential subdivisions currently extends from the abutting Tractor Supply site west to SE Bridgehampton Way.



1. A modification shall be granted to the high-impact landscape buffer/screen requirement, to allow a 6' tall opaque wood fence with masonry columns to be constructed on the south property line. ***(Added by the Planning Commission.)***
2. Preliminary development plan approval shall only be for Lot 3 (Culver's site) and Tract A. Development of Lot 4 shall require preliminary development plan approval under separate application.
3. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA). No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to any occupancy.
4. To comply with the requirements of the UDO, a 5' sidewalk shall be constructed along the development's SE Oldham Pkwy frontage.