

# City of Lee's Summit

## Development Services Department

September 22, 2017

TO: Planning Commission

CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services *JJS*

PREPARED BY: Shannon McGuire, Planner

RE: **Continued Appl. #PL2017-153 – REZONING from AG to PI and Appl. #PL2017-166 – PRELIMINARY DEVELOPMENT PLAN – Tailor Made Landing, 1600 SE Hamblen Rd; Nolte & Associates, applicant**

### Commentary

This preliminary development plan and rezoning application is for the property located at 1600 SE Hamblen Rd. The applicant proposes to rezone 8.3 acres located at the west side of SE Hamblen Rd at the intersection of SE Kingspoint Dr from AG (Agricultural district) to PI (Planned industrial district) in order to renovate the existing structure for industrial use.

The property will remain a single lot. The applicant has submitted a concept plan to divide the property into a 6 lot and one tract industrial subdivision to be known as Tailormade Landing. Upon the approval PI zoning future development will only be subject to an administrative final development plan. The development will be accessed by a private driveway. When the property is developed in the future a public street will be built to access the proposed future lots. The proposed subdivision is compatible with adjacent subdivisions.

- 13,199 square feet building
- 12% proposed overall impervious coverage – 80% maximum allowed impervious coverage
- 88% proposed overall open area – 20% minimum required open area
- 0.036 proposed overall FAR – 1.0 maximum allowed FAR
- 23 parking spaces required – 23 parking spaces provided

### Recommendation

Staff recommends **APPROVAL** of the rezoning and preliminary development plan.

### Project Information

**Proposed Use:** Planned industrial subdivision

**Current Zoning:** AG (Agricultural District)

**Proposed Zoning:** PI (Planned Industrial District)

**Land Area:** 8.3 acres, including common area; 7.3 acres, excluding common area

**Number of Lots:** 1 lot proposed, 6 lots 1 common area tract (conceptual)

**Location:** west side of SE Hamblen Rd at the intersection of SE Kingspoint Dr

**Surrounding zoning and use:**

**North:** PI (Planned Industrial District) – Lee's Summit South Industrial Park (various industrial businesses)

**South:** AG (Agricultural district) – Large acreage residential

**East (across SE Hamblen):** PI (Planned Industrial District) – Newberry Landings (vacant industrial lots)

**West:** PI (Planned Industrial District) – KCP&L Service Center

## Background

- April 28, 1997 – The minor plat (Appl. #1997-323) *William's Crossing* was approved and recorded at the Jackson County Recorder of Deeds Office by Instrument # 199710024721

## Analysis of Rezoning

**Comprehensive Plan.** The subject area is identified as industrial in the 2005 Lee's Summit Comprehensive Plan. The areas to the north, south, east and west are shown as industrial as well.

**Surrounding Uses.** The areas to the north, east and west are zoned PI and are developed industrial subdivisions. The area to the south is zoned AG and is a single large acreage residential home.

**Recommendation.** Staff recommends approval of the rezoning from AG to PI. The rezoning is consistent with existing development in the area as well as the recommended land use for the area as shown in the 2005 Lee's Summit Comprehensive Plan.

## Analysis of Preliminary Development Plan

The applicant proposes to renovate the existing horse barn to create a 13,199 sq. ft. industrial use building to serve as the warehouse and office location for Tailormade Exteriors LLC. The materials to be used for the proposed building renovation include stone wainscot and stucco. The existing metal panels, roof and gutters will be utilized when possible and supplemented with new materials when needed. The proposed color palette includes white, red, sandstone, clay and gray oak. The applicants are proposing to provide 21 parking spaces with 2 of those being ADA accessible.

- The proposed development is designed and located to be operated in a manner that protects the public health, safety and welfare.
- The proposed development will not impede the normal and orderly development and improvement of the surrounding property.
- Adequate ingress and egress and an internal street network minimizes traffic congestion at the site of the proposed development.

**Recommendation.** Staff recommends approval of the preliminary development plan (PDP). The PDP is consistent with the character of the district and is an appropriate use of land in the district.

## Code and Ordinance Requirements to be met Following Approval

*The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this application into compliance with the Codes and Ordinances of the City.*

### Engineering

1. The private sanitary sewer is shown with a direct-connect (i.e., core drilled) to the existing manhole. A wye connection is required a minimum of 4 feet beyond the manhole. As an alternative, a public manhole may be constructed on the west side of Hamblen Rd., and the

8" line between this new manhole, and the existing manhole on the east side of Hamblen Rd., would be considered public.

2. 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.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
4. A Land Disturbance Permit shall be obtained from the Development Services Department if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the final development plan.
5. All permanent easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
6. 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.
7. Upon approval of the proposed rezoning from AG to PI, by City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.

#### **Planning**

8. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All proposed signs must comply with the sign requirements of Article 13 of the UDO.
9. All landscaping shall meet the landscaping requirements as outlined in the Unified Development Ordinance, Article 14, Landscaping, Buffers and Tree Protection. The quantity and size of all landscaping vegetation shall meet the minimum landscaping requirements set forth in Unified Development Ordinance (UDO) Section 14.
10. All exterior architectural elements shall meet the design requirements as outlined in the Unified Development Ordinance, Article 7, Design Standards. Ground mounted equipment shall be fully screened from view up to the height of the unit by a masonry wall or landscaping.
11. All parking spaces shall meet the design requirements as outlined in the Unified Development Ordinance, Article 12, Parking. Standard parking space dimensions shall not be less than 9 feet wide by 19 feet long. Where the head of the parking space abuts a 6 foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced by 2 feet to allow for vehicle overhang. Such overhang shall be measured from the face of the curb.
12. All exterior lighting shall meet the lighting requirements as outlined in the Unified Development Ordinance, Division V, Article 7, Lighting Standards. All proposed wall packs must have 90° cutoffs.

#### **Fire**

13. 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.
14. 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.
15. The Future PDP will need a street name.

Attachments:

1. Rezoning Exhibit, date stamped August 7, 2017
2. Preliminary Development Plan, date stamped September 5, 2017 – 7 pages
3. Location Map