



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-052
File Name	Preliminary Development Plan – TODCO Beverages
Applicant	Engineering Solutions
Property Address	1270 SE Century Dr.
Planning Commission Date	July 10, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: August 27, 2024
Neighborhood meeting conducted: May 27, 2025
Newspaper notification published on: June 21, 2025
Radius notices mailed to properties within 300 feet on: May 19, 2025
Site posted notice on: June 26, 2025

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Attachments

Preliminary Development Plan, dated June 13, 2025 – 15 pages
Transportation Impact Analysis, dated July 1, 2025 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions / Applicant
Applicant's Representative	Matt Schlicht
Location of Property	1270 SE Century Dr.
Size of Property	+/- 1.61 acres (69,965 sf.)
Building Area	12,607 sf.
Floor Area Ratio (FAR)	0.18 FAR (1.0 max. FAR in PI zoning district)
Number of Lots	1
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Mixed Use
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and the City Council takes final action on the preliminary development plan.</p> <p>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.</p>

Current Land Use
The subject 1.61-acre property is currently an undeveloped site located within the Eastside Business Park industrial subdivision.

Description of Applicant's Request
The applicant requests approval of a Preliminary Development Plan to allow for the construction of a 12,607 sq. ft. warehouse/office space with rear outdoor storage. A modification to the allowable building materials is requested as part of this application.

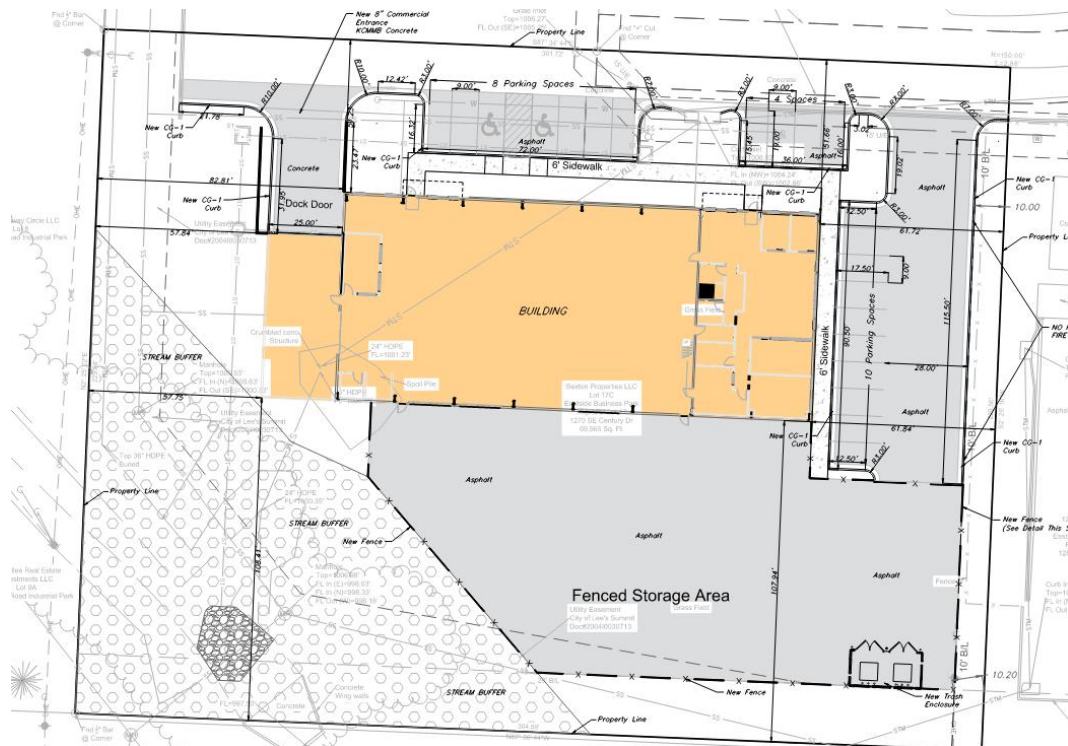


Figure 1 – Proposed Site Plan

2. Land Use

Description and Character of Surrounding Area

The subject property is located at the northwest corner of the intersection of SE Century Dr and SE Bailey Rd. The area is generally located 0.5 miles southeast of US 50 Hwy and SE M 291 Highway. The surrounding properties are all developed and primarily industrial in nature, including warehousing and outdoor storage uses. A storm channel within an established drainage and utility easement runs diagonally through the area, crossing through the southwest corner of the subject property and into neighboring properties to the northwest and southeast.

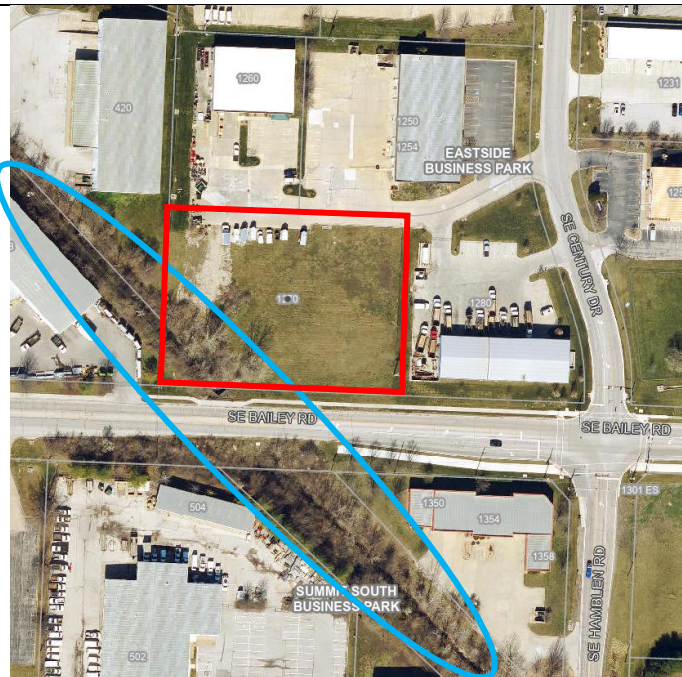


Figure 2 – Aerial map of the surrounding property (subject property in red, storm channel in blue).

Adjacent Land Uses and Zoning

North:	Warehouse with Outdoor Storage / PI
South (across SE Bailey Rd):	Automotive Repair / PI
East:	KC Dumpster Company / PI
West:	Warehouse with Outdoor Storage / PI

Site Characteristics

The undeveloped parcel features a shared-access drive along its northern property line, connecting to SE Century Dr. It slopes gently from east to west, with an elevation change of approximately 12 feet. Most of the land is cleared of vegetation, except for the southwest corner, which lies within an existing utility easement and natural drainageway.

Special Considerations

None

3. Project Proposal

The applicant seeks approval of a PDP to permit the construction of a TODCO Beverage facility on the subject property. One modification for building materials is requested.

Parking

Proposed		Required	
Total parking spaces:	21	Total parking spaces required:	21
Accessible spaces provided:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Proposed Setbacks

Yard	Required Minimum (PI)	Proposed
Front	20' (Building) 0' (Parking)	51.23' (Building) 0' (Parking – Internal Private Drive)
Side	10' (Building) 6' (Parking)	57.75 – west /61.72' – east (Building) 10+' (Parking)
Rear	20' (Building) 20' (Parking)	107.94' (Building) 20' (Parking)

Structure(s) Design

Number and Proposed Use of Building
1 / Warehouse/Office space
Building Size
12,607 S.F.
Number of Stories
1 story
Floor Area Ratio
0.18

4. Unified Development Ordinance (UDO)

Section	Description
4.210	PI (Planned Industrial)
2.300-2.340	Preliminary Development Plans
8.170	Design Standards – Building Materials

A Preliminary Development Plan is not required for the development of any property in the PI district provided no modifications are requested. Since the applicant is requesting a modification to exterior building façade regulations, a Preliminary Development Plan application is necessary.

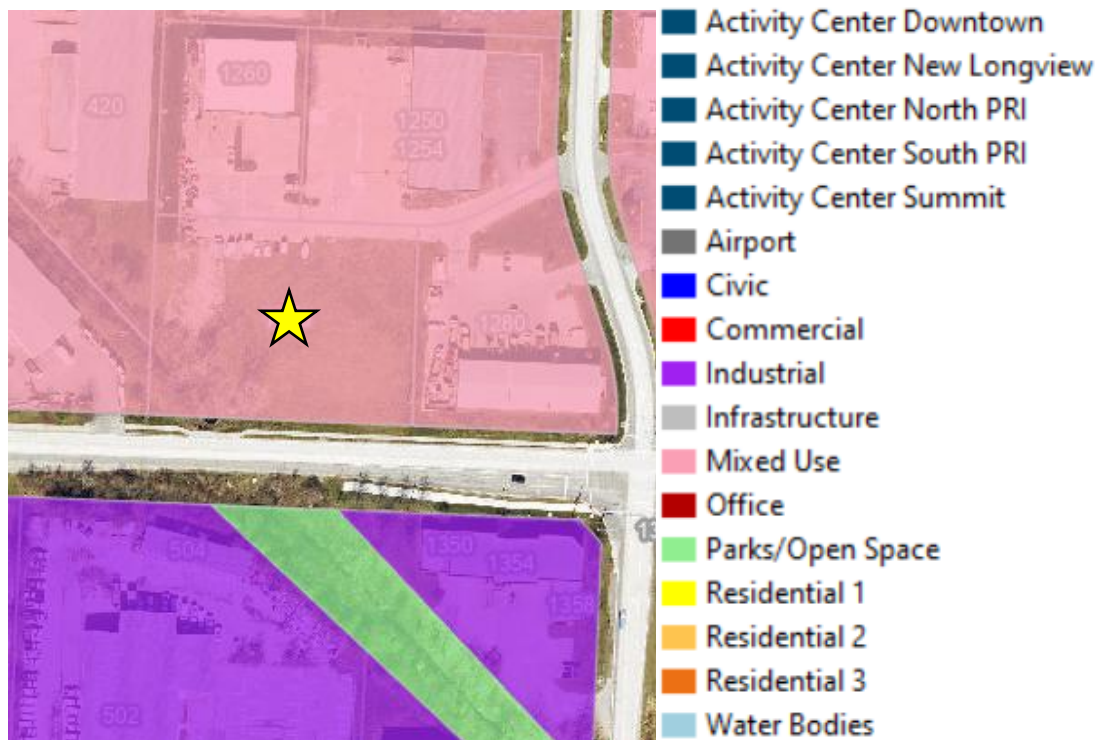
Neighborhood Meeting

The applicant hosted a neighborhood meeting on May 27, 2025. No members of the public attended. 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
Resilient Economy	<p>Goal 3.3.A: Build an adaptable framework for continued growth in a changing environment.</p> <p>Objective: Diversify the Lee's Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>

Goal 3.3.A of the Resilient Economy section lays out objectives to stimulate continued economic development investment and reinvestment by the private sector. Approval of the subject PDP application will allow for the continued development of the city by broadening the range of uses offered to the public in order to meet the community's needs.



The subject property is located in the Mixed Use future land use designation. This designation is intended to accommodate in low-rise buildings a mix of retail, office, service and public uses with a complementary mix of residential development of varying densities to provide for the greatest amount of flexibility. Business park type of uses may also be mixed with retail and office uses where appropriate.

6. Analysis

Background and History

- September 10, 2009 – The City Council approved the Unified Development Ordinance Amendment #34 to combine PI-1 and PI-2 into the PI district by Ordinance No. 6823.
- August 18, 2005 – The 'Eastside Business Park Replat of Lot 17 - Lots 17A thru 17D' was recorded (Instrument No. 2005-I-0072382).

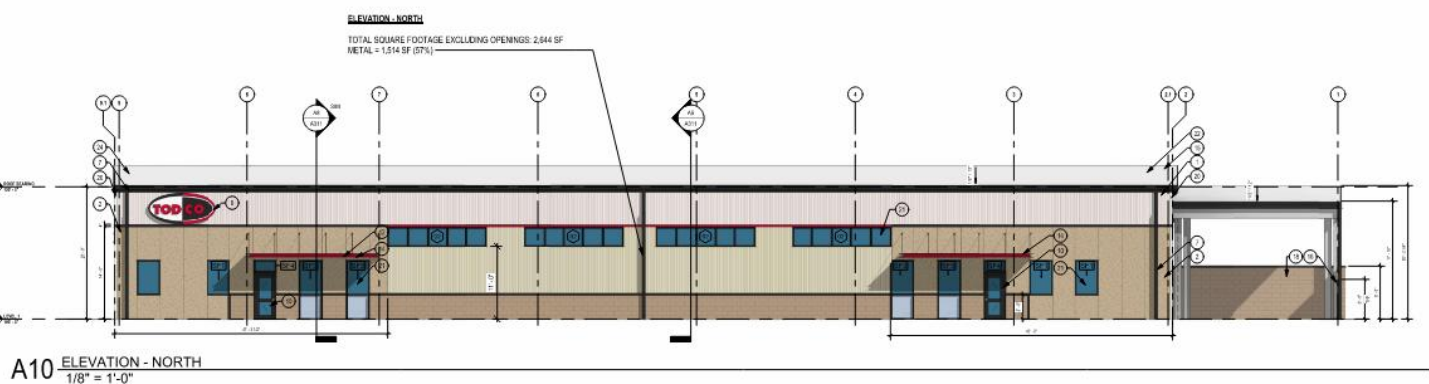
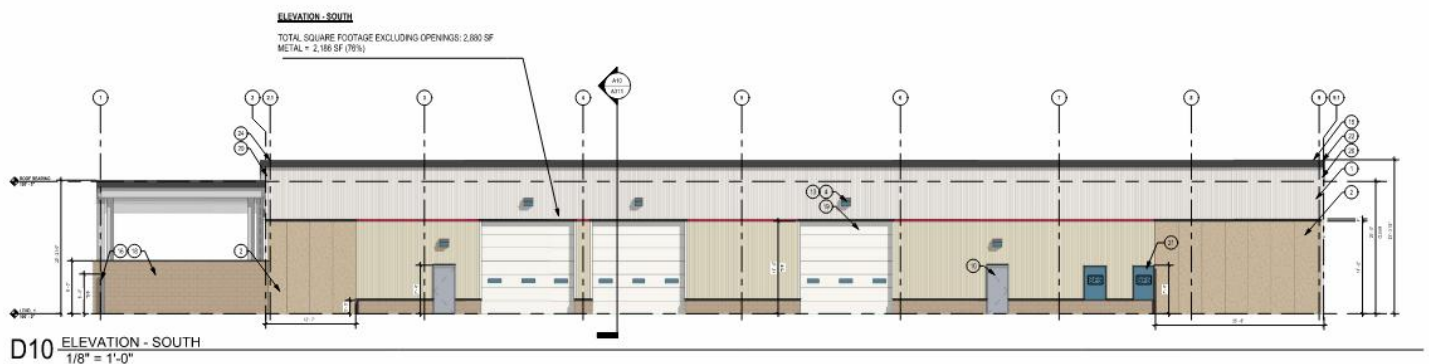
Compatibility

Uses.

The proposed industrial use is permitted by right within the PI zoning district. The surrounding properties are all developed with similar uses, including outdoor storage, and are within an established industrial business park.

Architecture.

The proposed elevations are compatible with adjacent metal buildings, as the area was previously within the Metal Building Overlay during neighboring development. Exterior elevation features include metal wall panels in three different colors, concrete blocks, and textured walls, as well as canopy lighting above the entryways.



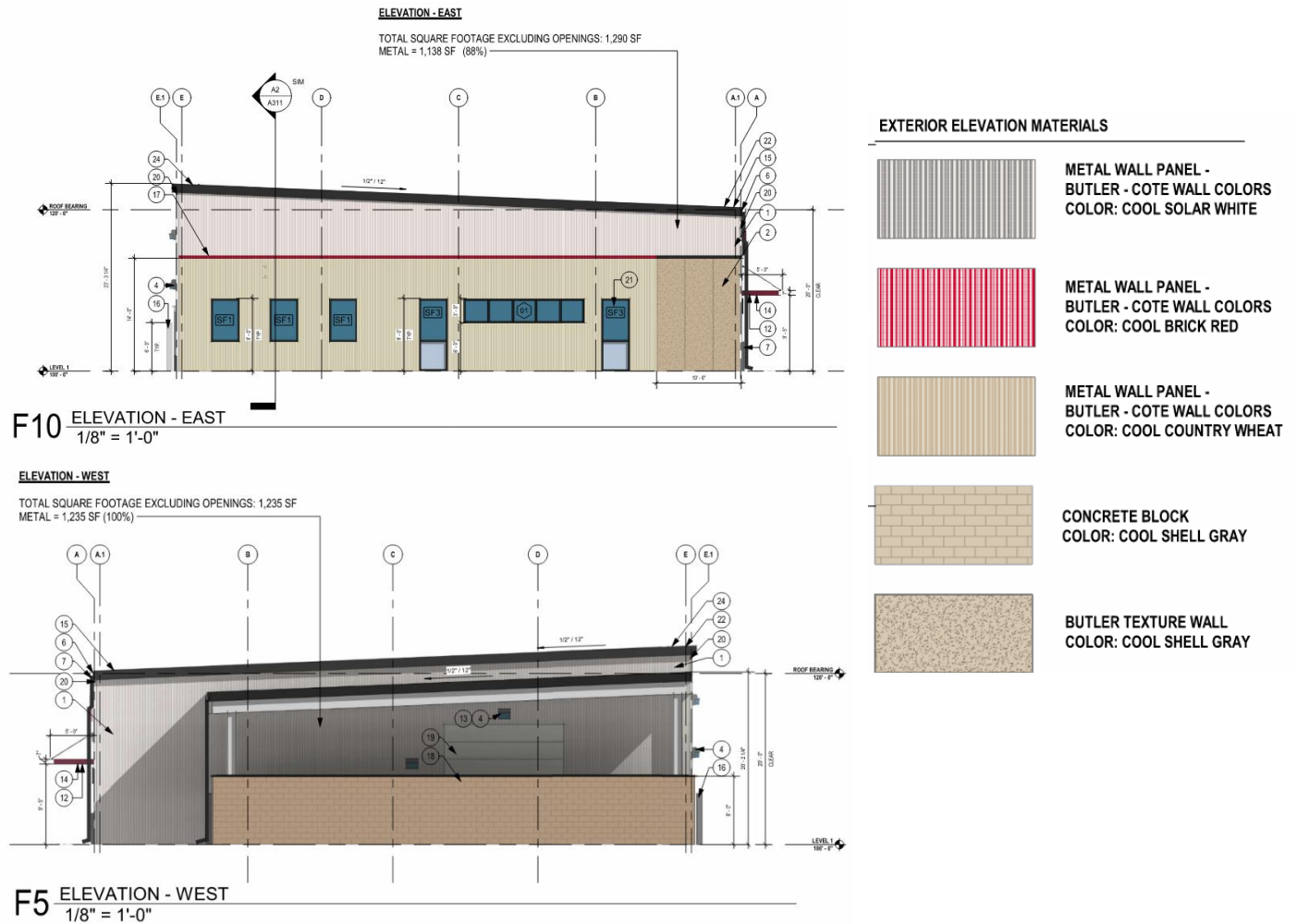


Figure 4 – Architectural Elevations

Adverse Impacts

The proposed preliminary development plan will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The industrial use is consistent with the surrounding area.

Public Services

Use of the site as an office/warehouse space will not impede the normal and orderly development and improvement of the surrounding property. All adjacent properties have been industrially developed. Water and sanitary sewer service to the site will continue to utilize existing public water and sewer line connections. The existing street network has adequate capacity to support the site.

Modification

1. The applicant is seeking a modification to UDO Section 8.170 pertaining to the permitted building materials for industrial buildings. Staff has reviewed the request and supports the modification for the reasons identified below.

- **Required-** Metal may not exceed 40% of any façade. A modification for the use of metal up to 75% of any façade may be approved by the Planning Commission. A modification for the use of metal to exceed 75% of any façade may be approved by the Governing Body.
- **Proposed-** The applicant has proposed exterior elevations that exceed the 40% maximum usage of metal allowable by right.
 - North elevation- 57% metal proposed
 - East elevation- 88% metal proposed
 - South elevation- 76% metal proposed
 - West elevation- 100% metal proposed
- **Recommendation-** The subject property was previously within the Metal-Building Overlay, which would have allowed the proposed metal façade as shown without requiring a Preliminary Development Plan modification request. In contrast, neighboring industrial buildings were developed with minimal architectural requirements, such as metal panel systems with only one color, and no architectural variations. Additionally, the proposed building is oriented towards the north of the site near the private drive, instead of along the SE Bailey Dr. frontage. The view from the ROW would be primarily of landscaping as well as a 6' tall privacy fence to provide a visual buffer from the rear accessory outdoor storage.

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. A modification shall be granted to the maximum allowable 40% use of metal on any façade, to allow the following percentages of metal on the respective facades: 57% on the north elevation; 88% on the east elevation; 76% on the south elevation; and 100% on the west elevation.
2. The development shall occur in accordance with the Preliminary Development Plan dated June 13, 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. 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.

6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. IFC 506.1 – Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Gates shall have Knox padlocks.