

# 950 NE Pollard St Rezoning from CP-2 to PI and Preliminary Development Plan

PL2022-159

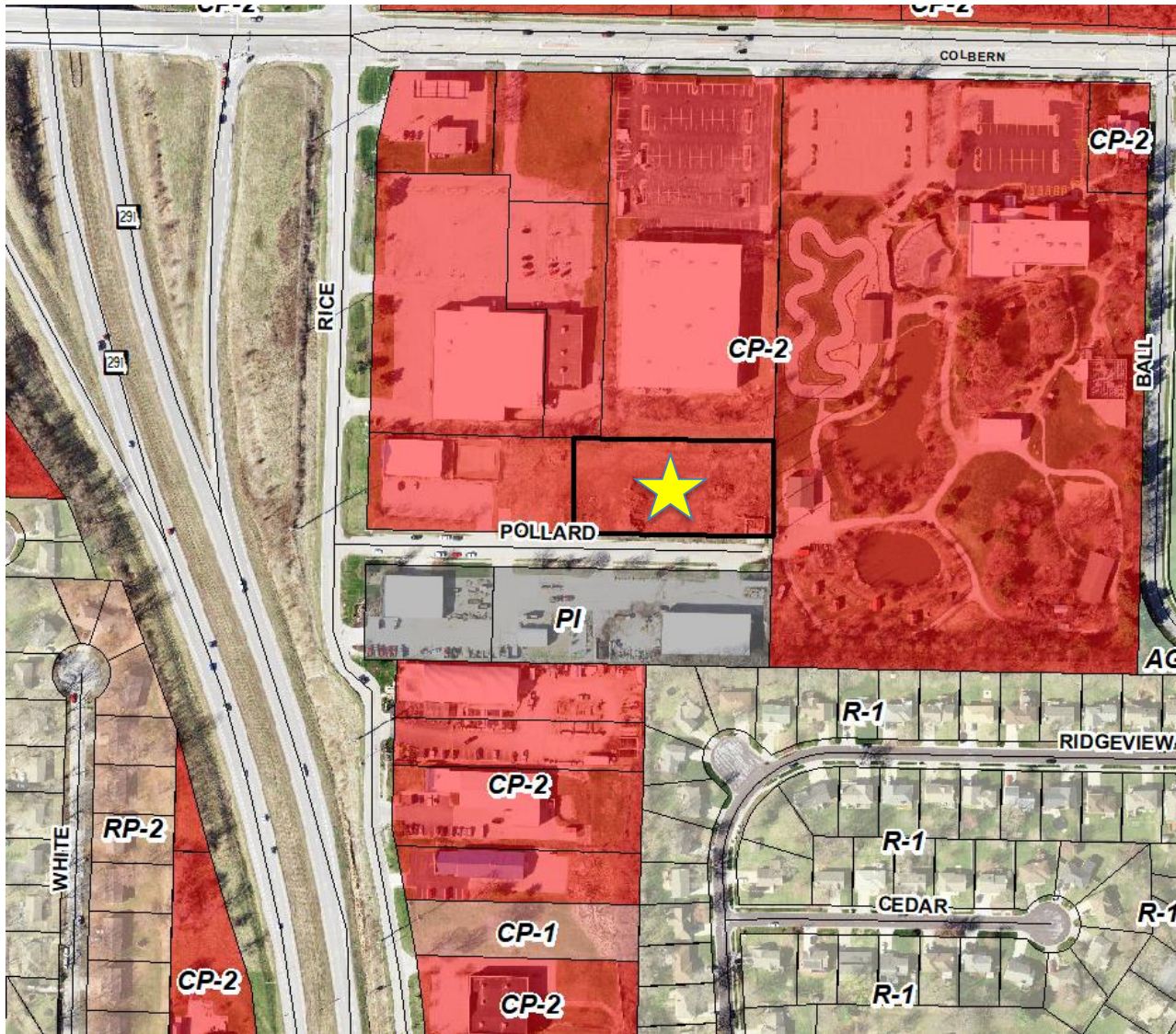
July 26, 2022

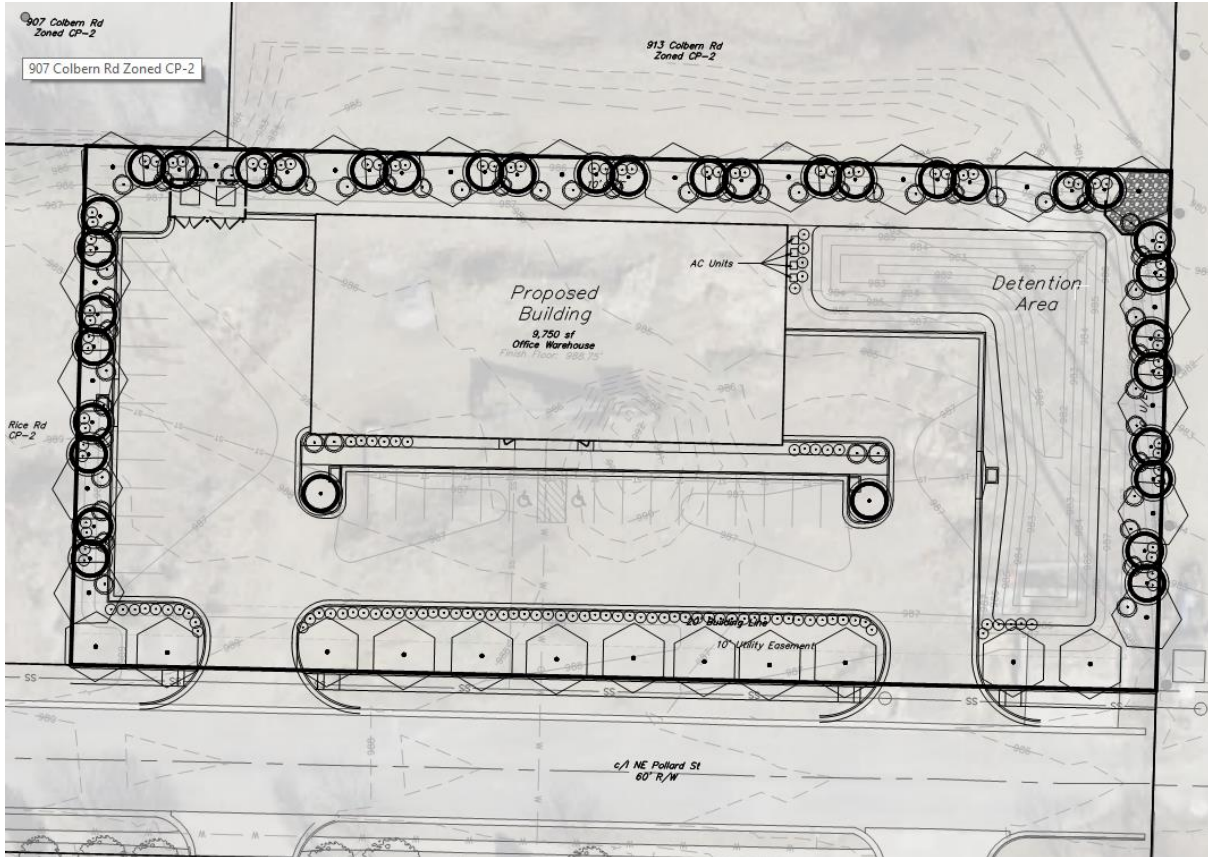


**LEE'S SUMMIT**  
MISSOURI



*Yours Truly*





**Number of Lots – 1 total**

**Acres – 1.31**

**Zoning**

Existing – CP-2

Proposed – PI

**Building Area**

9,750 sq. ft.

**FAR – 0.17 (1.0 max in PI)**

**Parking**

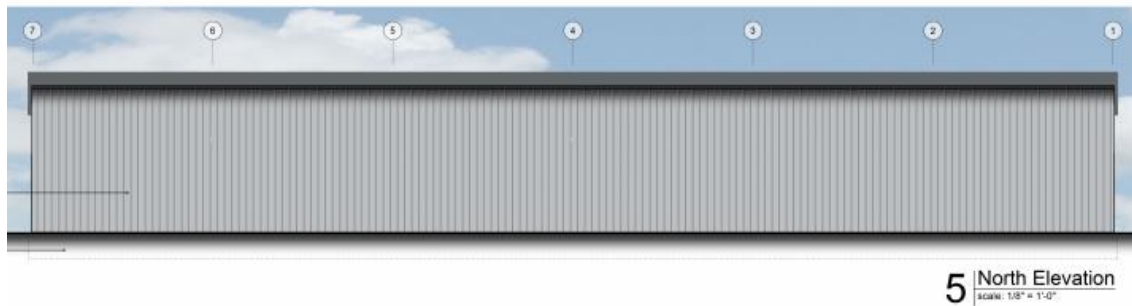
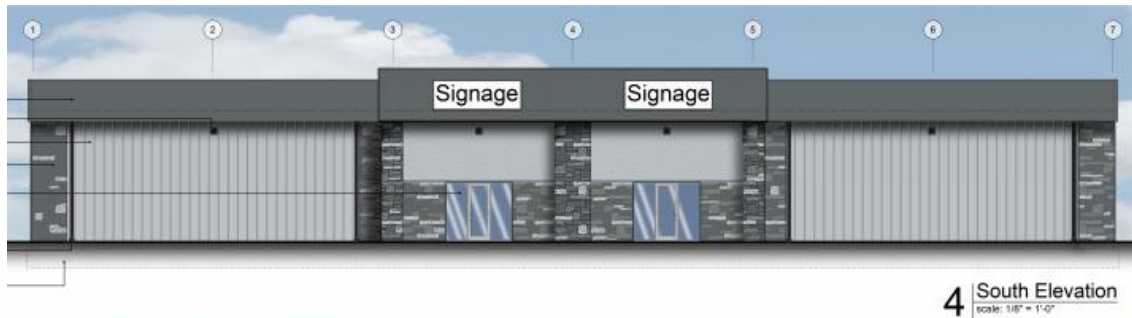
30 proposed

28 required



**Preliminary Information**

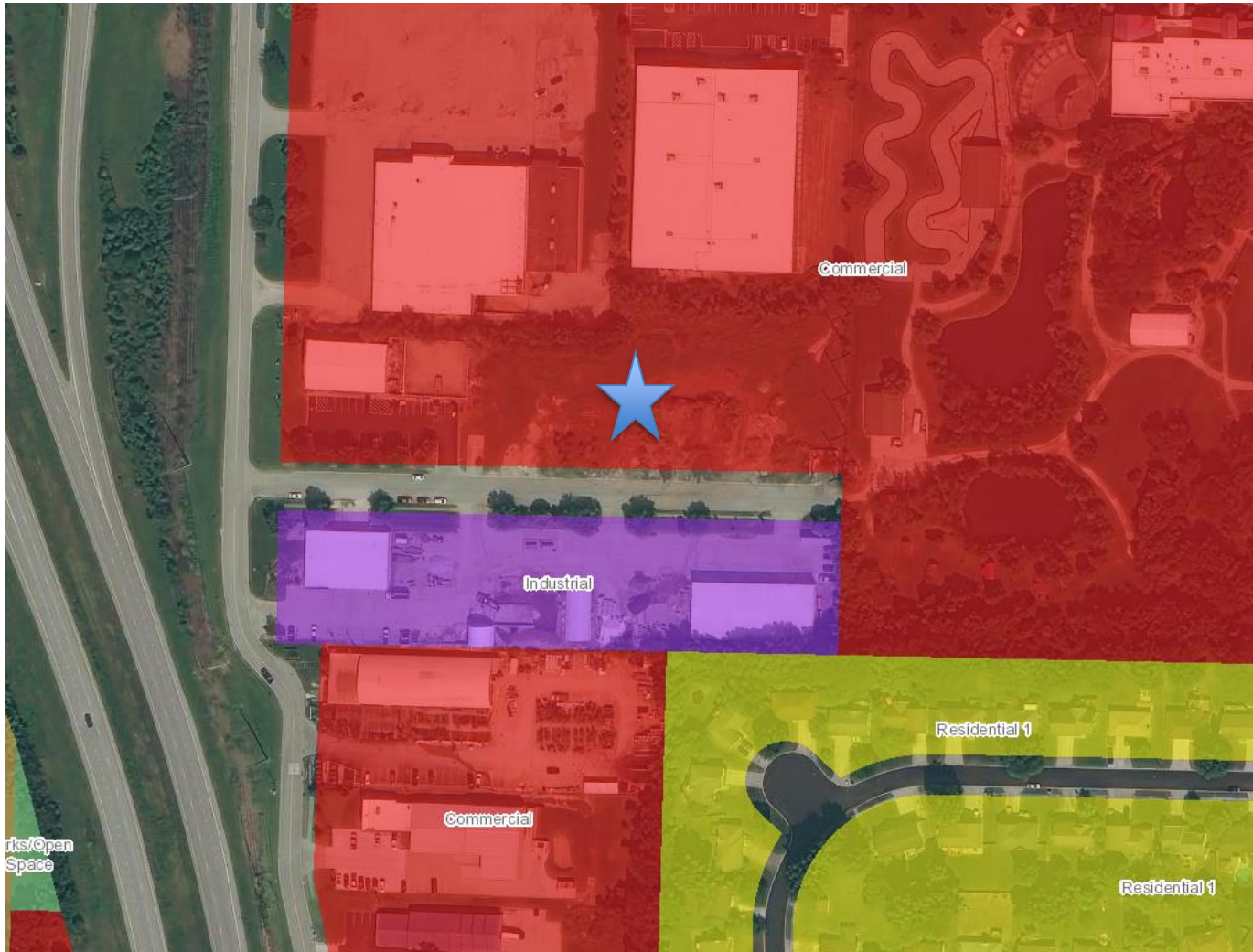
- Rough-textured metal panel
- Stone veneer





LS

Existing Area Buildings

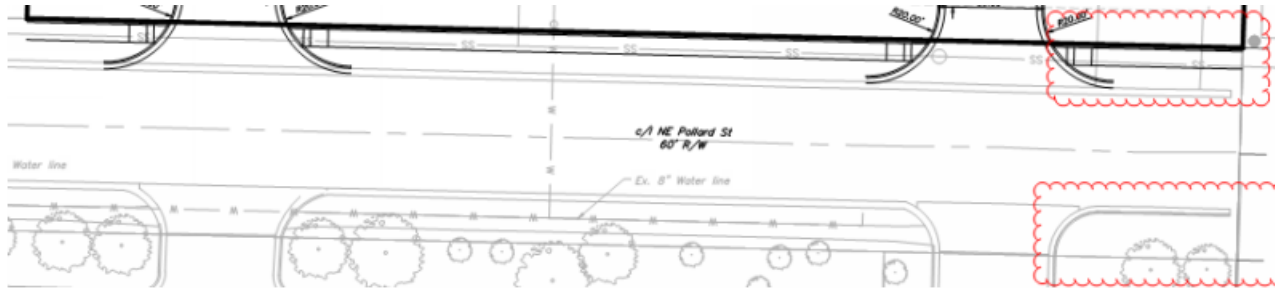


- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3

- The proposed PI zoning and office/warehouse use is compatible with existing zoning along the south side of NE Pollard St and the general historic development pattern of NE Rice Rd north of NE Mulberry St.
- The proposed use will tie into the existing area infrastructure and requires no off-site infrastructure improvements to mitigate its impact on the existing networks.

## Sidewalks

- Request - A modification to seek relief from both the requirement to construct a 5' sidewalk from the east driveway to the east property line and the requirement for payment in lieu of construction for said ~54'-long sidewalk segment.
- Recommendation – Staff supports the modification request to not require construction the easternmost sidewalk segment, but does not support waiving the payment in lieu of construction.





## Rezoning and Preliminary Development Plan

1. A modification shall be granted to the requirement for a sidewalk along the entire street frontage along a commercial or industrial street, to not require construction of the sidewalk segment (approximately 54' in length) east of the easternmost driveway serving the site. Payment in lieu of construction for said segment shall be required.
2. Development shall be in accordance with the preliminary development plan dated May 23, 2022, and building elevations with revised dates of May 24, 2022, subject to conditions further contained below.
3. To satisfy the requirements of the UDO, all sides of the building shall include similar architectural details, materials and colors to minimize a back-side presentation to other buildings.
4. To satisfy the requirements of the UDO for a building with flat roofs, buildings with a pitch of 2 inches vertical to 12 inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief. Said parapet or exaggerated cornice line shall be extended to the rear building elevation.