



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-130
File Name	REZONING & PRELIMINARY DEVELOPMENT PLAN – Cowboy Carwash
Applicant	KC Cowboy Properties, LLC
Location	3601 SW Hollywood Dr.
Planning Commission Date Heard by	September 14, 2023 Planning Commission and City Council
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: August 16, 2022
Neighborhood meeting conducted: July 13, 2023
Newspaper notification published on: August 5, 2023
Radius notices mailed to properties within 300 feet on: August 2, 2023
Site notice posted on: August 4, 2023

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Attachments

Transportation Impact Analysis by Susan Barry, PE, dated August 14, 2023 – 2 pages
General Stormwater Report by MB Engineering Inc., dated July 4, 2023 – 41 pages
Trip Generation Memo by Priority Engineers, dated May 23, 2023 – 5 pages
Preliminary Development Plan, dated November 21, 2022 and revised July 25, 2023 – 14 pages
Conceptual Site Plan, dated September 9, 2022 – 1 page
Elevations, dated July 25, 2023 – 6 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	KC Cowboy Properties, LLC /Developer
Applicant’s Representative	Jimmy Purselley
Location of Property	3601 SW Hollywood Dr.
Size of Property	Lot 1 - 1.50 acres (65,296 sq. ft.) Lot 2 - 2.55 acres (110,924.63 sq. ft.) 4.05 acres (176,220.63 sq. ft.) total
Number of Lots	2 Lots
Building Area	4,881 sq. ft.
Building Height	26’ 4”
Number of Buildings	1
FAR (Floor Area Ratio)	0.075
Parking Spaces – Required	3
Parking Spaces – Proposed	24
Zoning (existing)	AG (Agricultural)
Zoning (proposed)	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Residential 3
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed Rezoning and preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</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 4.05-acre property is currently undeveloped vacant ground located at the northeast corner of the intersection of SW Hollywood Dr and SW Summitcrest Dr.

Description of Applicant’s Request
The applicant seeks approval of a rezoning from AG to CP-2 and approval of a preliminary development plan (PDP) to construct a 4,881 sq. ft. tunnel car wash that will also offer vacuums on the southern 1.50 acres of the subject property. From an architectural perspective, the exterior materials will include stucco metal panels, exposed steel, glass and a polycarbonate roof. The applicant has provided a conceptual layout for the remaining 2.55 acres.

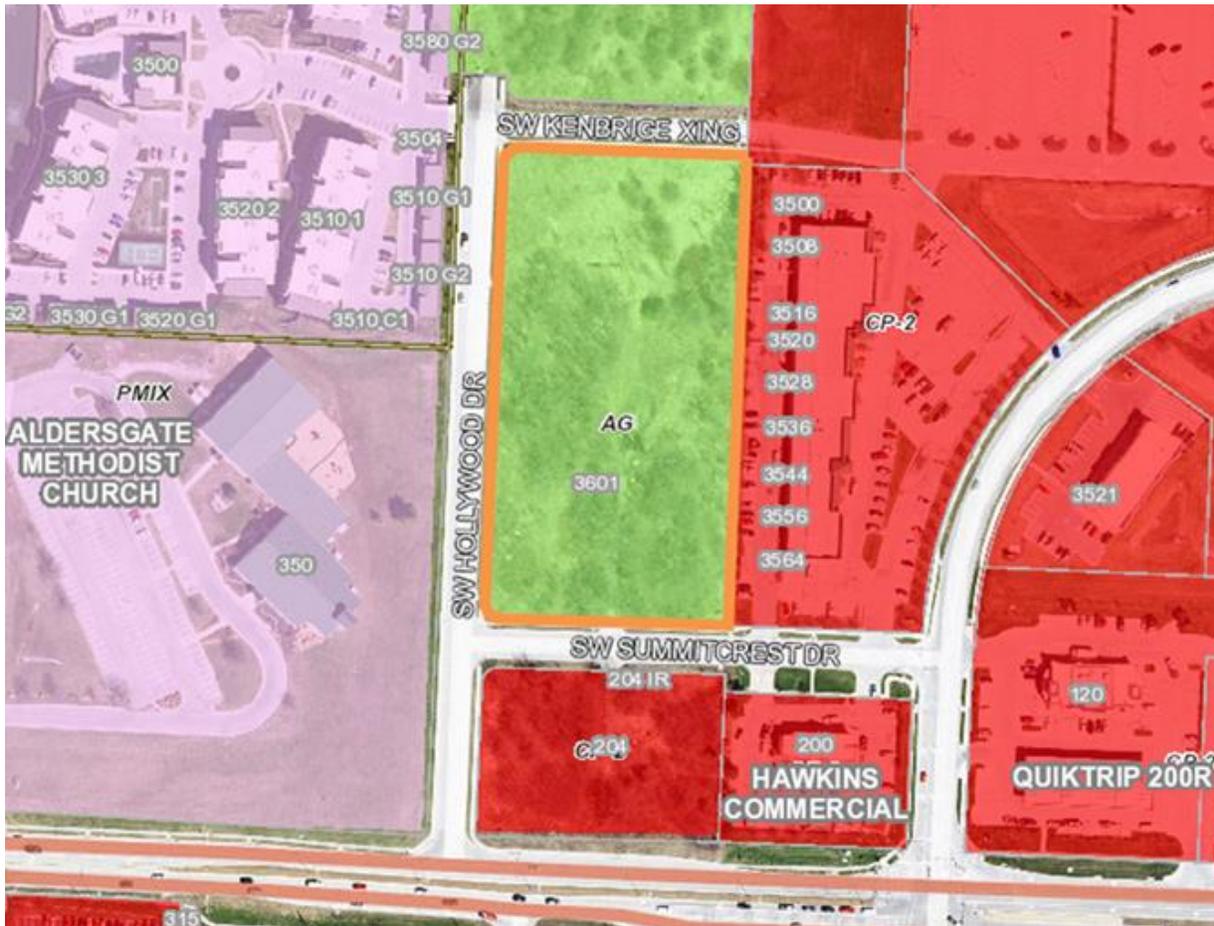
No development may occur on any property for which only a conceptual plan has been approved. No construction may occur on any such property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.

In addition to this application there are two companion applications on this agenda: PL2023-132 Special Use Permit; and PL2023-133 Comprehensive Plan Amendment.

2. Land Use

Description and Character of Surrounding Area

The properties to the east and south are zoned CP-2. The Summit Crest commercial strip center is east of the property. South, across SW Summitcrest Drive, is an Arby's restaurant and the site of the recently approved Whataburger. West of the property is the PMIX zoned Aldersgate Methodist Church. North across SW Kenbridge Crossing is AG zoned, vacant undeveloped property.



Adjacent Land Uses and Zoning

North (across SW Kenbridge Xing):	Vacant / AG
South (across SW Summitcrest	Vacant / CP-2

Dr):	Restaurant / CP-2
East:	Retail strip center / CP-2
West:	Church / PMIX

Site Characteristics

The site is an undeveloped lot that generally slopes from the northwest to the southeast. Portions of the property are covered in short/medium height vegetative overgrowth. The remaining property is covered with overgrown trees and scrub. An old farm house and accessory buildings formally occupied the site. As of 2017 all former structures have been removed from the subject site.



Special Considerations

The subject site is located within the M-150 Corridor Development Overlay (CDO) District.

2. Project Proposal

Site Design

Land Use	
Impervious Coverage:	29.02%
Pervious:	70.98%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	23 standard vacuum bays 1 Van accessible ADA stall 24 total spaces	Total parking spaces required:	3
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1 / car wash & vacuum facility
Building Height
26' 4"
Building Size
4,881 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.075 – proposed total FAR (0.55 max in the CP-2 zoning district)

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	69.98' (Building) / 20' (Parking)
Side	10' (Building) / 6' (Parking)	79.69' (Building) / 21.27 (Parking)
Rear	20' (Building) / 6' (Parking)	51.51 (Building) / 11' (Parking)

4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250, 2.60	Rezoning
2.260,2.300	Preliminary Development Plan
4.190	Zoning Districts
5.510	M-150 CDO Design Standards

Unified Development Ordinance

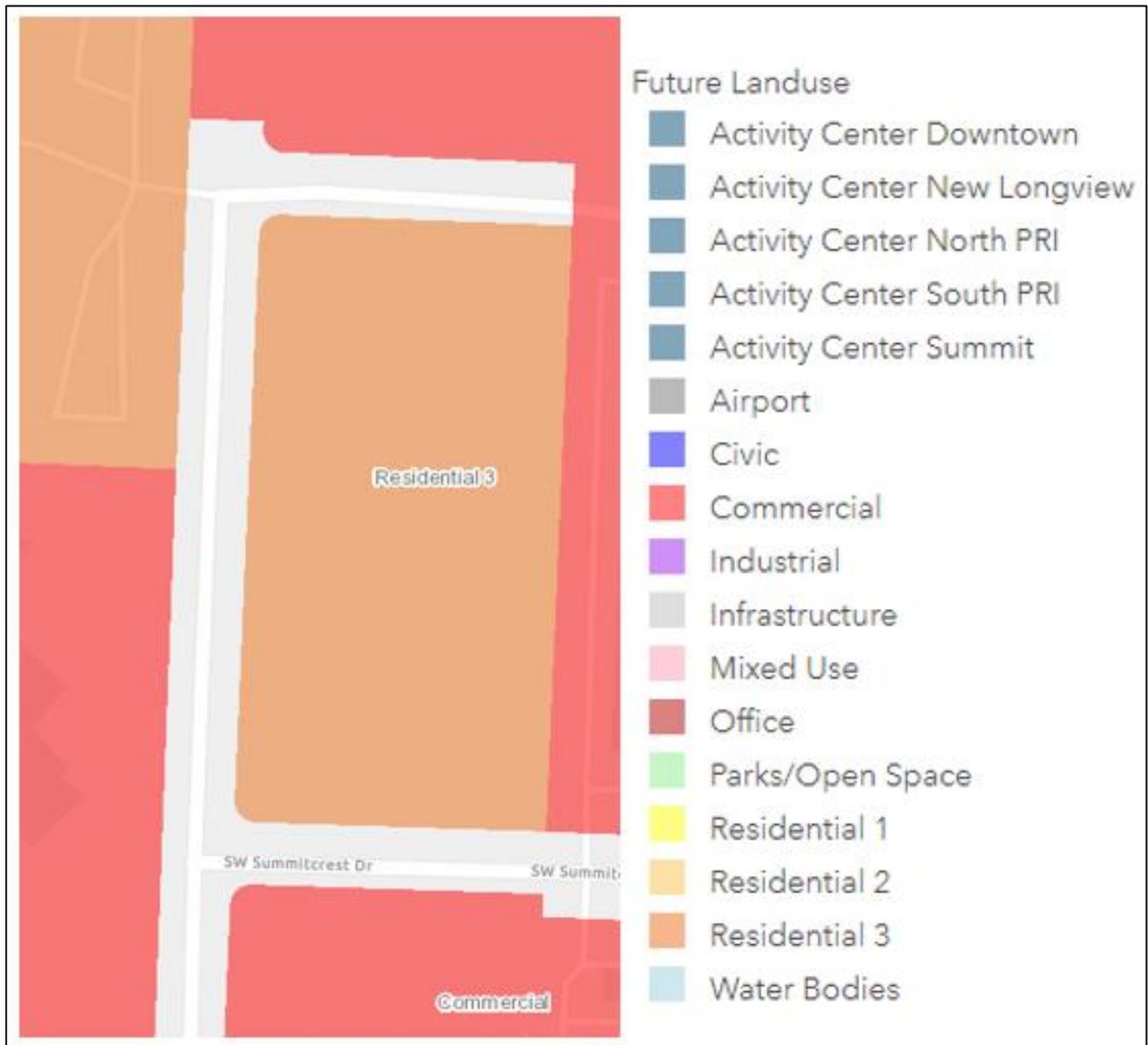
The intent of the CP-2 Community Commercial District is to provide a location for a full-range of retail and office development serving the general needs of the community. Should the subject rezoning and PDP be approved, the proposed carwash project will meet the UDO requirements by providing a needed service to the community.

The proposed use is consistent and compatible with uses in the surrounding CP-2 zoned properties in the immediate area.

Neighborhood Meeting
The applicant hosted a neighborhood meeting on July 3, 2023. No members of the public attended.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit economy. Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.



The 2021 Ignite! Comprehensive Plan land use map identifies the subject site’s future recommended land use as Residential 3. The applicant has proposed a comprehensive plan amendment (PL2023-133) to reclassify the subject site to a commercial land category for the subject site.

6. Analysis

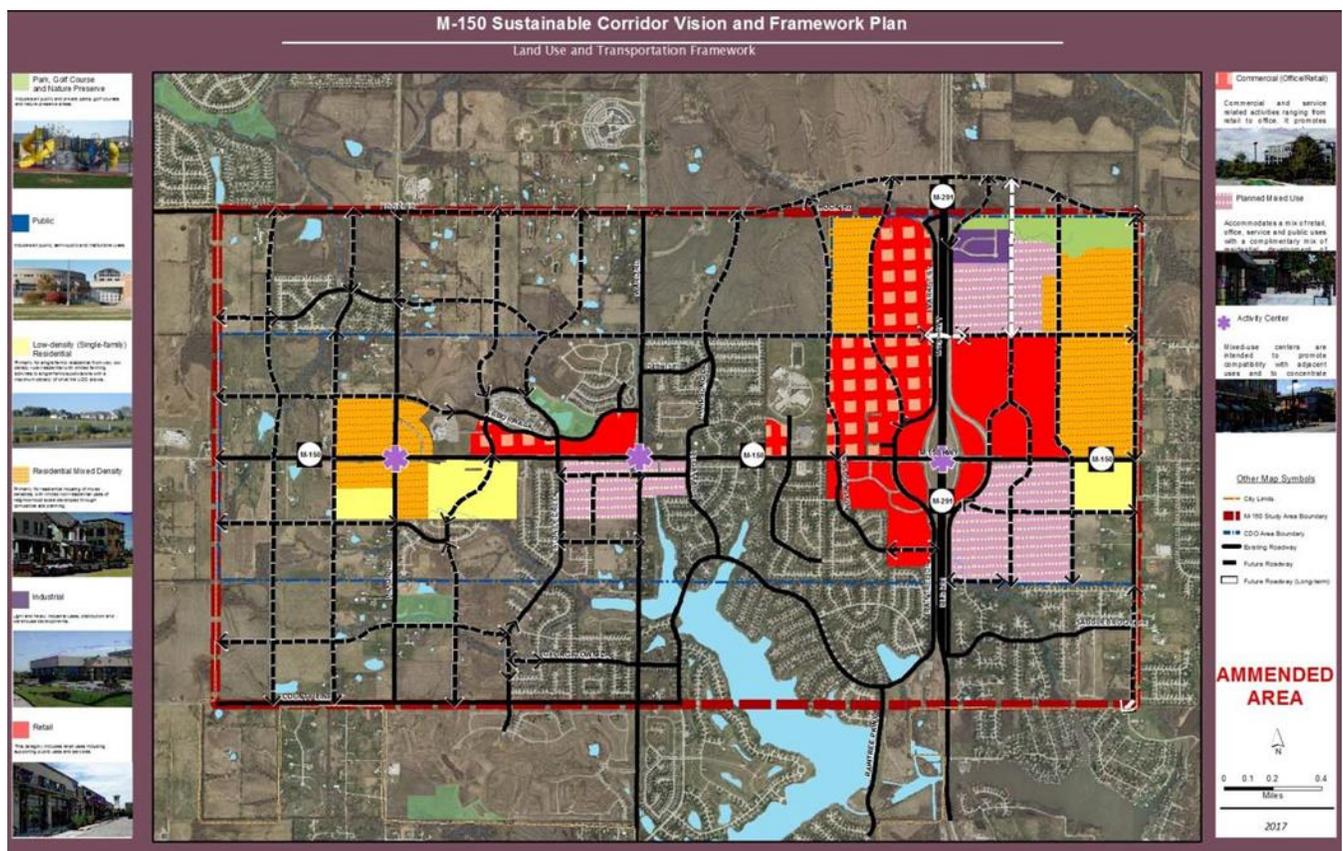
Background and History

- December 30, 1964 – The subject property was annexed into the City of Lee’s Summit by Ordinance No. 812.

M-150 CDO design standards

The subject property is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. In an effort to promote sustainable development within the M-150 Corridor, the overlay district encourages the integration of water and energy conservation techniques in site planning and building design by establishing minimum sustainability requirements. To address these requirements, the developer proposes to incorporate the following features:

- Drip irrigation systems for landscaped areas;
- Native plant species; and
- Water reclamation system

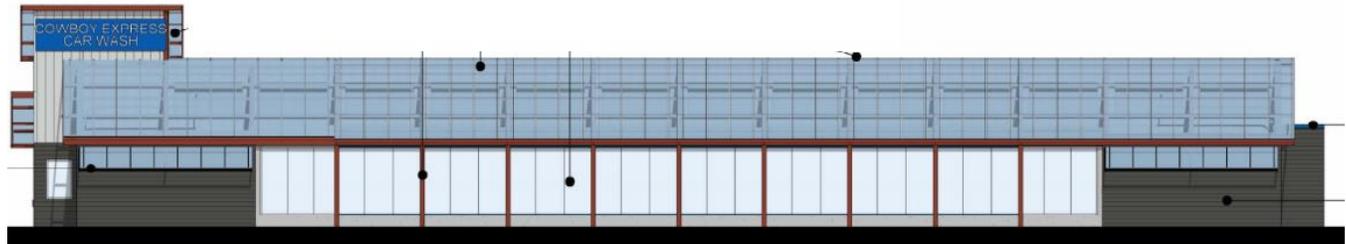


The purpose of the CDO is to facilitate the development of property in the M-150 corridor in accordance with the M-150 Sustainable Corridor Vision and Framework Plan (M-150 Corridor Plan) with the highest possible levels of community and building design consistent with the healthy economic development and redevelopment of the plan area.

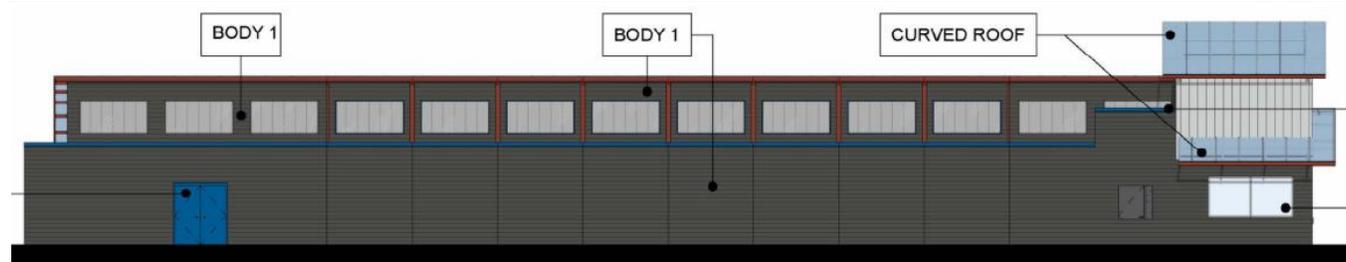
The Land Use and Transportation Framework map identifies the subject site as Commercial (Office/Retail). This category promotes retail, services and office uses. The proposed use is in compliance with the recommended land use and meets the standards established by the CDO.

Compatibility

The building materials utilized in the design of the proposed building include a combination of stucco, metal panels, exposed steel, glass and a polycarbonate roof. The proposed building materials are compatible with the design and construction of existing buildings in the surrounding developments and throughout the community.



FRONT ELEVATION



BACK ELEVATION

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property and the proposed use and development standards of the subject application are substantially similar to the surrounding commercial.

The development is not expected to create an excessive amount of stormwater runoff. Underground detention will be employed for stormwater management.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

Building Materials. Conditional material proposed.

The applicant requests the use of architectural metal panels. The UDO restricts building materials to masonry, concrete, stucco, and glass in the CP-2 zoning district. Metal is limited to an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

As the quality of architectural metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. This proposed material is consistent with other approved developments in the City such as churches, car dealerships and the recently approved Fire Stations.

Recommendation

With the conditions of approval below, the application meets the requirements of the Ignite! Comprehensive Plan, UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated November 21, 2022, and revised July 25, 2023, and the elevations dated July 25, 2023.

Standard Conditions of Approval

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 associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
4. 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.
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. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
7. 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.
8. 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.
9. A plat shall be approved and recorded prior to any building permits being issued.