

**The City of Lee's Summit**  
**Action Letter**  
**Planning Commission**

Thursday, March 12, 2020

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

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Call to Order

Roll Call

**Present:** 5 - Board Member Carla Dial  
Chairperson Jason Norbury  
Vice Chair Donnie Funk  
Board Member Jeff Sims  
Board Member Dana Arth

**Absent:** 4 - Board Member Mark Kitchens  
Board Member John Lovell  
Board Member Jake Loveless  
Board Member Terry Trafton

Approval of Agenda

**A motion was made by Vice Chair Funk, seconded by Board Member Dial, that this agenda be approved. The motion carried unanimously.**

Public Comments

**There were no public comments at the meeting.**

Approval of Consent Agenda

[2020-3398](#) Appl. #2020-033 - SIGN APPLICATION - Home Goods, 492 NW Chipman Rd;  
Midwest Sign Company, applicant

**A motion was made by Vice Chair Funk, seconded by Board Member Dial, that this application be approved. The motion carried unanimously.**

[2020-3393](#) Approval of the February 27, 2020 Planning Commission Minutes

**A motion was made by Vice Chair Funk, seconded by Board Member Dial, that the minutes be approved. The motion carried unanimously.**

Public Hearings

[2020-3395](#) Public Hearing: Application #PL2020-005 - Preliminary Development Plan -  
Firestone, 3501 SW Market Street; FS Lee's Summit, LLC, applicant.

**Chairperson Norbury opened the hearing at 5:00 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.**

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Chairperson Norbury stated that the applicant is unable to attend this meeting due to recently imposed travel restrictions.

Michael Weisenborn, Project Manager for this application, confirmed that the design team from outside of Nashville, TN was unable to be at the meeting based on travel restrictions imposed by the firm that they work at. He has been in contact with the applicant and has provided documentation that has been entered as an exhibit to indicate that they are in agreement with the three requirements on the staff letter for the site development. Mr. Weisenborn is not able to answer any questions for the applicant but may be able to provide clarification.

Following Mr. Weisenborn's presentation, Chairperson Norbury asked for staff comments.

Mr. McGuire entered Exhibit (A), list of exhibits 1-16 into the record.

The applicant seeks approval of a preliminary development plan to construct a 6262 square foot automotive care facility. The subject site is located at 3501 SW Market St. Summit Crest Plaza Shopping Center is located to the west, Walmart is located to the north across SW Market St. and south of the property is Quik Trip and Bank of the West. The properties surrounding the subject site are all zoned CP-2 with the exception of the property to the east which is M-291 Hwy. The 6.3 acre parent tract will be platted into two lots. The proposed building will be constructed on lot one and it will be 1.2 acres in size. A conceptual plan for lot two has been included with this PDP. The conceptual plan does show a 3600 square foot commercial building for illustrative purposes only. The subject PDP application does not include any approval for any development on lot two and any future development on lot two shall require a separate preliminary development plan approval. The proposed 6262 square foot building will have seven bays. The proposed exterior building materials will consist of split-faces CMU veneer, EFAS, aluminum store-front and glass. The applicant has requested a modification to allow for four wall signs on the building. The request for the additional wall signs is not out of place for the area. In comparison, Walmart has a total of eight signs versus the three that are normally allowed by the UDO for a single tenant space. The proposed wall signs will not exceed the maximum size allowed under the UDO. The proposed fourth wall sign is compatible for the area and proportional for the building and provides a reasonable means of identification for the subject site. The subject property is located within the boundaries of the M-150 corridor development overlay district or CDO. In an effort to provide sustainability within the M-150 corridor area, the overlay district does encourage integration of water and energy conservative technics and site planning and building design by establishing minimum sustainability requirements. To address these requirements the builder has proposed to incorporate cool-roof, water conservative landscape materials and a drip irrigation system. The CDO also requires all roof mounted mechanical units to be screened by a parapet wall or a similar feature that is an integral part of the buildings architecture or design. The applicant proposes to meet this intent by providing screening for all roof mounted equipment by utilizing a roof curb system similar to the \_\_\_\_\_ screening system in lieu of parapet walls. The roof curb system will be painted to match the color of the proposed building and is opaque so that the mechanical units will be shielded from view. In addition to the public sidewalk along SW Market St. the CDO requires a network of onsite pedestrian walk ways with a minimum width of five feet that connects the public walkway with the project itself. A condition of approval has been added requiring a pedestrian walkway between the proposed site and the adjacent public sidewalk. The second site specific condition of approval is a modification to allow the four wall signs. With these conditions of approval and the standard conditions of approval outlined in the staff letter the application meets the UDO and the requirements of the design and construction manual.

Following Mr. McGuire's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application.

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There appearing to be none Chairperson Norbury asked if the Commission had questions for the applicant or staff.

Hearing none Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing and asked for discussion among the Commission members or a motion.

Donnie Funk made a motion to recommend approval of Application PL2020-005, Preliminary Development Plan: Firestone, 3501 SW Market St; FS Lee's Summit, LLC, applicant. Carla Dial seconded.

Chairperson Norbury asked if there was any discussion on the motion. Hearing none, he called for a vote.

A motion was made by Vice Chair Funk, seconded by Board Member Sims, that this application be recommended for approval to the City Council - Regular Session, due back on 4/14/2020. The motion carried unanimously.

[BILL NO.](#)  
[20-79](#)

An Ordinance approving a preliminary development plan located at 3501 SW Market St. in District CP-2, proposed Firestone, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.  
(Note: First reading by Council on April 28, 2020.)

Roundtable

Adjournment

**There being no further business, Chairperson Norbury adjourned the meeting at 5:13 P.M.**

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