



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2024-008
<b>File Name</b>	PRELIMINARY DEVELOPMENT PLAN – US Bank Façade and Parking Lot Update
<b>Applicant</b>	US Bank
<b>Property Address</b>	1599 NE Douglas St.
<b>Planning Commission Date</b>	April 11, 2024
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Ian Trefren, Planner

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### Public Notification

Pre-application held: February 6, 2024  
Neighborhood meeting conducted: February 26, 2024  
Newspaper notification published on: March 9, 2024  
Radius notices mailed to properties within 300 feet on: March 7, 2024  
Site posted notice on: March 11, 2024

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### Attachments

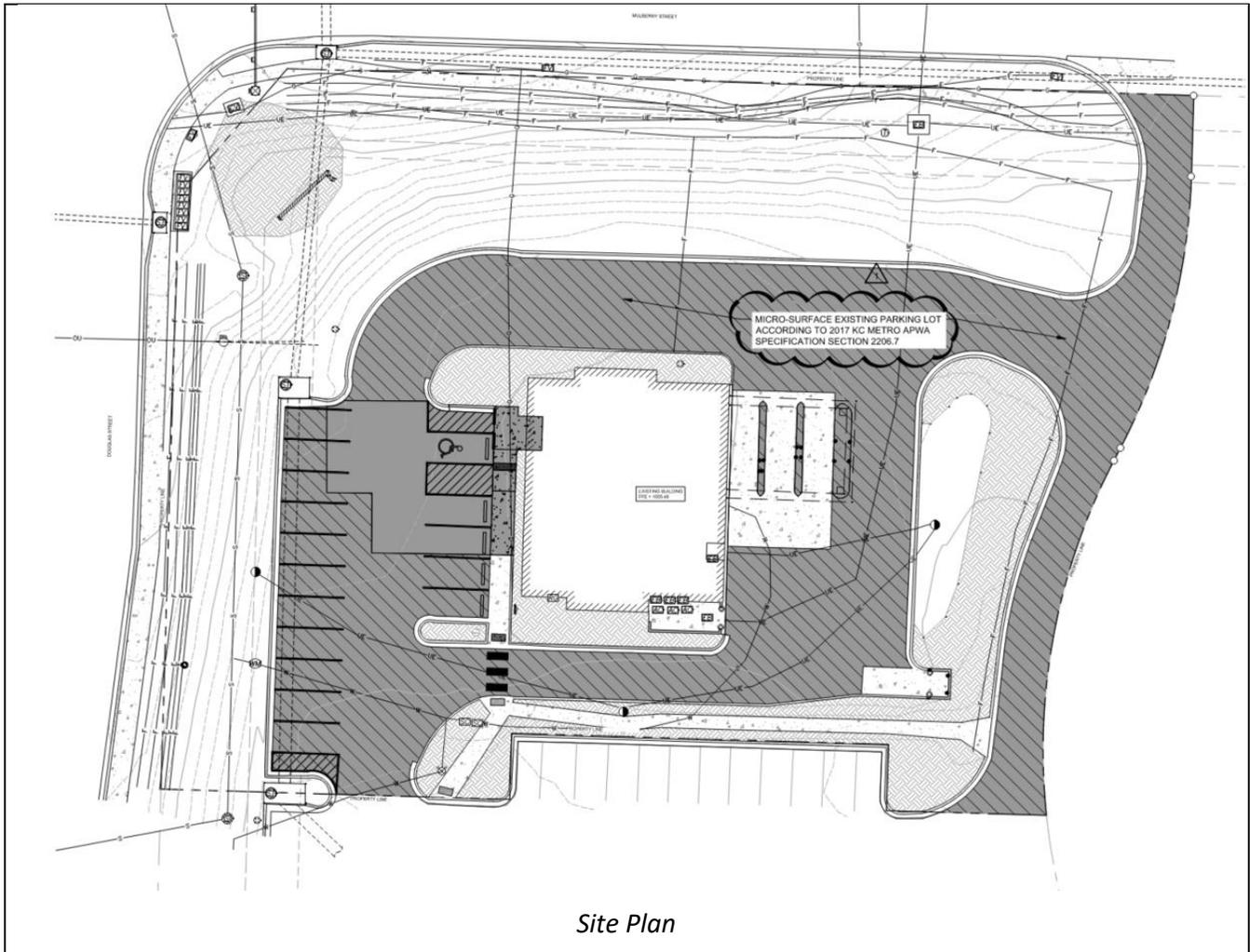
Preliminary Development Plan, dated February 27, 2024 – 5 pages  
Elevations, dated October 6, 2023 – 2 pages  
Façade Renderings – 3 pages  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	US Bank
Applicant's Representative	Bennet Johnson, RSP Architects
Location of Property	1599 NE Douglas St.
Size of Property	± 1.23 acres (53,707 sq. ft.)
Number of Lots	1 lot
Building Area	3,394 sq. ft. (existing)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p><b>Duration of Validity:</b> 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 1.23-acre site is located at the southeast corner of NE Douglas St. and NE Mulberry St. The lot has been occupied by a bank since the property was developed in 1999.

Description of Applicant's Request
The applicant proposes a preliminary development plan (PDP) to permit the usage of metal architectural materials as part of an update to the building's façade. The PDP is required because metal materials require City Council review outside of industrial areas within the City. The plan also reflects some parking lot surface maintenance, restriping, removal of teller windows, and relocation of an ADA parking space – none of which require PDP approval on their own, but are included as part of the planned scope of site improvements.



## 2. Land Use

### Description and Character of Surrounding Area

The subject property sits at the southeast corner of NE Douglas St. and NE Mulberry St. within the Douglas Square Center 2<sup>nd</sup> Plat commercial subdivision. The site is part of the NE Douglas St. commercial corridor, and the surrounding area is predominantly occupied by commercial, office, and medical land uses. A single-family neighborhood is located approximately 500' southeast of the site, behind the nearby movie theater.

**Adjacent Land Uses and Zoning**

<b>North (across NE Mulberry St.):</b>	Commercial/CP-2
<b>South:</b>	Commercial/CP-2
<b>East:</b>	Commercial/CP-2
<b>West (across NE Douglas St):</b>	Medical/CP-2

**Site Characteristics**

The project site is composed of a single developed lot with frontage along NE Douglas St. and NE Mulberry St. The site is currently developed as a bank. Access to the site comes from an internal drive which connects to NE Mulberry St.



**Special Considerations**

None

### 3. Project Proposal

#### Existing Setbacks (Perimeter) - Building

Yard	Building Required	Building (existing)
Front	20'	83' 3" North; and 101' 7" West
Side	10'	30' 3" – South; and 118' 4' - East
Rear (East)	20'	--

#### Existing Setbacks (Perimeter) - Parking

Yard	Parking Required	Parking (existing)
Front	20'	49' 8" North; and 29' 8" West
Side	6'	4' 3" – South*; and 39' 7' – East
Rear	20'	--

\*This is an existing condition that was previously approved as part of the original PDP approval process.

#### Parking

Proposed		Required	
Total parking spaces proposed:	16	Total parking spaces required:	14
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

The applicant is proposing to make improvements to the ADA parking stall and restripe the existing parking lot. The ADA improvements are necessary to maintain compliance with federal ADA standards. As part of the proposed improvements and restriping the total number of available parking stalls will be reduced from the existing 16 stalls to 14 stalls. While this is a reduction of the existing parking stalls, the proposed number of new stalls will exceed the minimum number of required parking stall by two.

#### Structure(s) Design

<b>Number and Existing Use of Building</b>
1 bank building
<b>Building Height</b>
20' 5" (building height)
<b>Number of Stories</b>
1 story

## 4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.190	Zoning Districts (CP-2)
8.170	Building Materials

The CP-2 Community Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community. Financial institutions such as banks are uses that are permitted by right in the CP-2 district, as defined by the UDO.

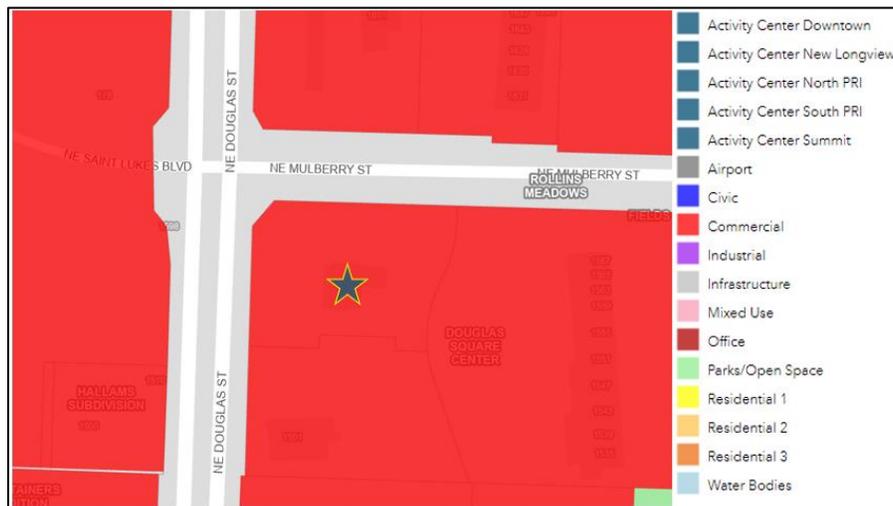
The existing bank use is consistent and compatible with the abutting commercial developments and uses to the north, south, east and west and is a lower intensity use than other uses permitted in this district.

Neighborhood Meeting
The applicant hosted a neighborhood meeting on January 5, 2024. No members of the public attended.

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.
Resilient Economy	Policy: Prioritize revitalization and redevelopment projects to promote economic development and

The proposed façade update supports the “Land Use and Community Design” and “Resilient Economy” focus areas of the 2021 Ignite! Comprehensive Plan. By updating the façade with modern materials and aesthetics, this project will extend the useful life of the building and ensure that the surrounding area is keeping up with current design standards. In turn, this will support property values, contribute to revitalization, and maintain the commercial corridor’s character.



Future Land Use Plan (Commercial)

## 6. Analysis

### Background and History

- March 20, 1973 – The City Council approved the rezoning from R-1 to C-P (now CP-2) by Ordinance No. 1438.
- July 1, 1997 – The City Council approved the Preliminary Site Plan (now PDP) for Douglas Square Center by Ordinance No. 4468.
- February 18, 1998 – The City Council approved the Final Site Plan (now FDP) for Mercantile Bank.

### Compatibility

The site is located at the southeast corner of NE Douglas St. and NE Mulberry St. The character of the existing area is commercial strip centers and commercial pad-sites to the north, south, and east. To the west is a large hospital and financial institution.

The proposed façade and parking lot improvements will not negatively affect the aesthetics of the neighboring properties. Staff believes the proposed improvements are well-suited and appropriate for the area.

### Building Materials. Conditional material proposed.

The applicant has requested 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.

The elevations containing the proposed metal panels are limited to the north and west façades. Both of these façades face public roadways – reducing the impact that the building has on adjacent commercial properties. The western and northern façades will be comprised of roughly 27% and 11% metal materials, respectively.

Elevation	Total Elevation Area	Composite Metal Panel System Area	% of Façade
West	1,206 sq. ft.	330 sq. ft.	27.3%
North	1,516 sq. ft.	162 sq. ft.	10.7%

At least three other buildings within 600 feet of the project incorporate architectural metal into their respective facades: BOK Financial, Whataburger, and B&B Theaters 16. BOK Financial uses a very similar composite metal panel system on all four sides of the building, while Whataburger and B&B Theaters 16 utilize ribbed metal.

The proposed architectural elevation changes are denoted in red bubbled outlines as depicted in Figures 1-4 below.



Figure 1 – North elevation



Figure 2 – West elevation (front entrance)

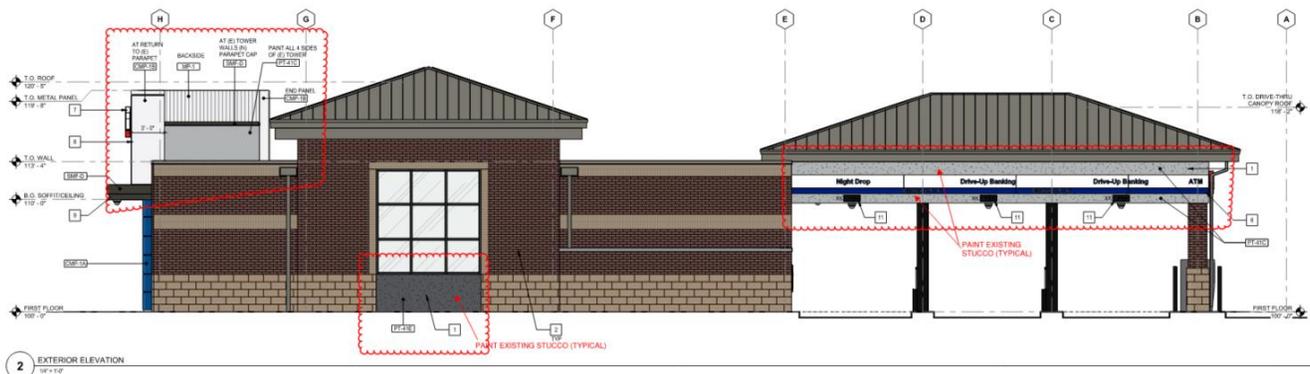


Figure 3 – South elevation

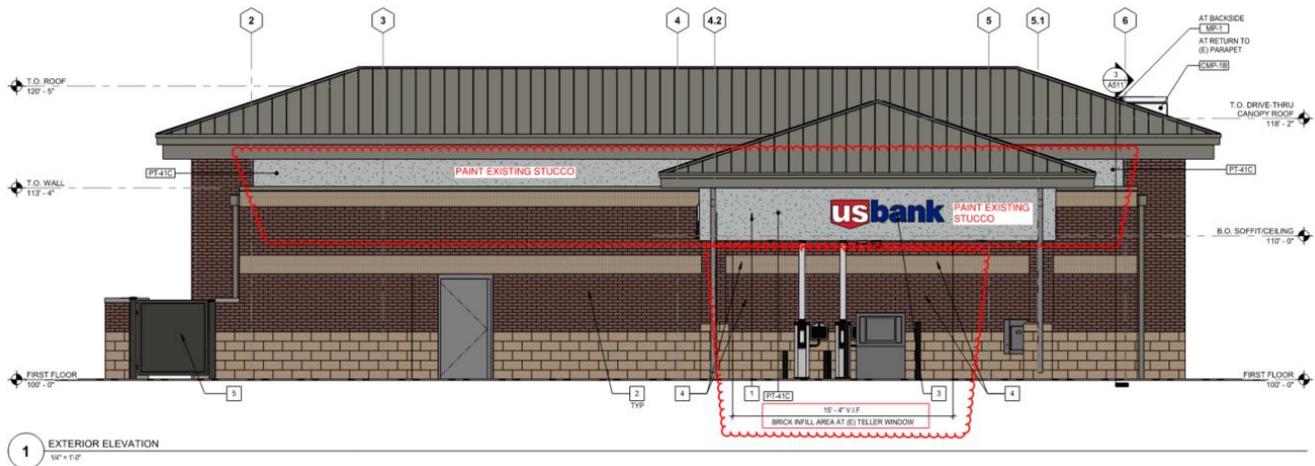


Figure 4 - East elevation

**Adverse Impacts**

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. The land use itself is not changing as a result of this project, and the bank itself is already compatible with surrounding commercial uses.

**Infrastructure**

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. The proposed PDP is not adding any additional burden to existing street, water, sewer, or stormwater infrastructure as it is not changing or expanding the use, nor adding additional impermeable surface area to the site.

**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. Development shall be in accordance with the preliminary development plan with a revision date of February 27, 2024.
2. Development shall be in accordance with the building elevations dated October 6, 2023 with an upload date of January 24, 2024.

**Standard Conditions of Approval**

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. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness

and base requirements.

6. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.