

LS Memorandum

City of Lee's Summit

To: [City Council]

From: [Development Services Department]

C: [File]

Date: [June 1, 2020]

Re: [Appl. #PL Appl. #PL2020-044 - PRELIMINARY DEVELOPMENT PLAN and Appl. #PL2020-045 - SPECIAL USE PERMIT for automotive sales - Automotive Sales and Detail Center, 2150 NE Independence Ave; Lee's Summit Town Centre, LLC, applicant]

A public hearing was held on the subject application at the May 14, 2020, Planning Commission meeting. The staff letter prepared for that meeting mentions two (2) types of metal panels proposed for the building exterior that staff to that point could not fully evaluate due to the closure of City Hall in response to the COVID-19 situation and an inability to receive physical material samples during that time. Staff's position was that no recommendation would be made on the metal panels until such time as City Hall reopened in order to receive material samples. Staff is now in receipt of the metal panel samples for review.

Two (2) types of metal panels are proposed for the building. The first type is a prefinished, corrugated, horizontal rib panel for use as an architectural accent on the office portion of the building. The areas where the ribbed panels are proposed include the wall sign areas on the east, north and south building elevations, as well as the storefront window bulkheads. This same type of architectural metal panel was approved by the City Council for use on the adjacent Volkswagen facility in 2013. Staff has no concern over the use of the architectural horizontal rib metal panel as proposed and supports its use as an architectural accent material as shown on the building elevations.



Figure 1 - Architectural ribbed metal (east elevation)

LS Memorandum

The second type of metal panel proposed for the building is a non-insulated, stucco-finished wall panel. The areas where the stucco finished metal panels are proposed are the fascia bands over most of the service bay entrances on the north, south, east and west building elevations. This type of metal panel is only allowed, and commonly used, in the city's industrial zoning districts. Staff does not support the use of the stucco-finished metal wall panel outside of the city's industrial areas.



Figure 2 – Stucco-finished metal wall panel (south elevation)

Based on staff's review of the two proposed types of metal wall panels, staff recommends the amending the conditions of approval as follows:

1. A modification shall be granted to the 20' vehicle display area setback requirement, to allow a 17'-11" setback from the north property line.
2. Submittal of a geotechnical report to the City for the reclaimed pond site shall be required prior to the issuance of any building permit.
3. The special use permit shall be granted for a period of 30 years.
4. The prefinished, corrugated, architectural horizontal rib metal panel shall be an allowed accent material on the south, north and east facades as shown on the building elevations dated March 24, 2020. **(added by City staff)**
5. The non-insulated stucco-finished metal wall panels shown on the building elevations dated March 24, 2020, shall not be allowed on the proposed building. Said metal wall panels shall be replaced with an approved material for commercial/retail buildings listed under UDO Section 8.170.A. **(added by City staff)**