



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-234
File Name	REZONING from CP-2 to PI and PRELIMINARY DEVELOPMENT PLAN – Town Centre Logistics
Applicant	Engineering Solutions, LLC
Property Address	2150 NE Independence Ave
Planning Commission Date	September 22, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: May 24, 2022

Neighborhood meeting conducted:

Newspaper notification published on: September 3, 2022

Radius notices mailed to properties within 300 feet on: September 2, 2022

Site posted notice on: September 2, 2022

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Attachments

Rezoning Exhibit, dated August 9, 2022

Transportation Impact Analysis prepared by Brad Cooley, dated September 14, 2022 – 2 pages

Traffic Impact Study prepared by Kimley Horn, dated August 18, 2022 – 17 pages

Preliminary Development Plan, revision date August 9, 2022 – 6 pages

Macro Storm Water Drainage Study, sealed June 10, 2022 – 19 pages

Building Rendering and Elevations, dated August 22, 2022 – 3 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC/Engineer
Applicant’s Representative	Matt Schlicht, P.E.
Location of Property	2150 NE Independence Ave
Size of Property	±22.36 Acres (974,012 sq. ft.)
Number of Lots	1
Building Area	250,000 sq. ft.
FAR	0.26
Zoning (Existing)	CP-2 (Planned Community Commercial)
Zoning (Proposed)	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
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 rezoning and preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration.</p> <p>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
<p>The subject 22.36-acre site is an undeveloped property. The site makes up the northern portion of a larger partially developed 38-acre block bounded by NE Independence Ave on the east, NE Town Centre Dr on the south and NE Town Centre Blvd on the west and north. The nature of the existing and future approved uses on southern portion of the block are: automobile sales/detail center; storage facility; indoor recreation facility; and office/warehouse.</p>

Description of Applicant’s Request

South:	Future industrial development / PI; and Automobile sales and detail center / CP-2
East (across NE Independence Ave):	Automotive dealerships / CP-2
West (across NE Town Centre Blvd):	Apartments / RP-4 (Planned Residential Apartment)

Site Characteristics
The site constitutes the northern portion of the 38-acre block at the southwest corner of NE Independence Ave and NE Town Centre Blvd. The site has street frontage along the west, north and east frontages. The site generally slopes to the east.

Special Considerations
None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	54%
Pervious:	46%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	281	Total parking spaces required:	250
Accessible spaces proposed:	2 ¹	Accessible spaces required:	4
Parking Reduction requested?	No	Off-site Parking requested?	No

¹ – The current plan only shows 2 accessible parking spaces provided. This shall be corrected to 4 at the time of final development plan, and is included as a comment under “Standard Conditions of Approval”. The minimum number of required accessible parking spaces provided is a federal standard that cannot be modified.

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front	20’ (Building) / 20’ (Parking)	98’ (Building) / 20’ (Parking)
Side	20’ (Building) / 20’ (Parking)	119’ (Building) / 65’ (Parking) – to the east; and 168’ (Building) / 61’ (Parking) – to the west
Rear	20’ (Building) / 6’ (Parking)	174’ (Building) / 14’ (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 building logistics/distribution center
Building Height
39'-6"
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.080	Zoning Districts (PI)

Unified Development Ordinance

The proposed industrial use is not allowed under the existing CP-2 zoning, but is allowed by right in the requested PI-zoned property. The PI District is intended to provide areas for light manufacturing uses that primarily involve finishing or assembly of previously manufactured goods. The district is also intended to provide for the location of wholesaling, distribution or warehousing uses.

The proposed use is consistent and compatible with other commercial and industrial uses in the surrounding CP-2 and PI properties. Uses in the area include automobile dealerships, MoDOT campus, office-warehouses and a concrete paver manufacturer.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2
Commercial Development	Objective 4.1 Objective 4.2
Public Facilities and Services	Objective 6.1

Comprehensive Plan

The proposed use is consistent with the industrial land use recommended by the Comprehensive Plan for the area. The use is also consistent with the surrounding retail, industrial and public/semi-public

(MoDOT campus property) land uses recommended by the Comprehensive Plan for the surrounding area.

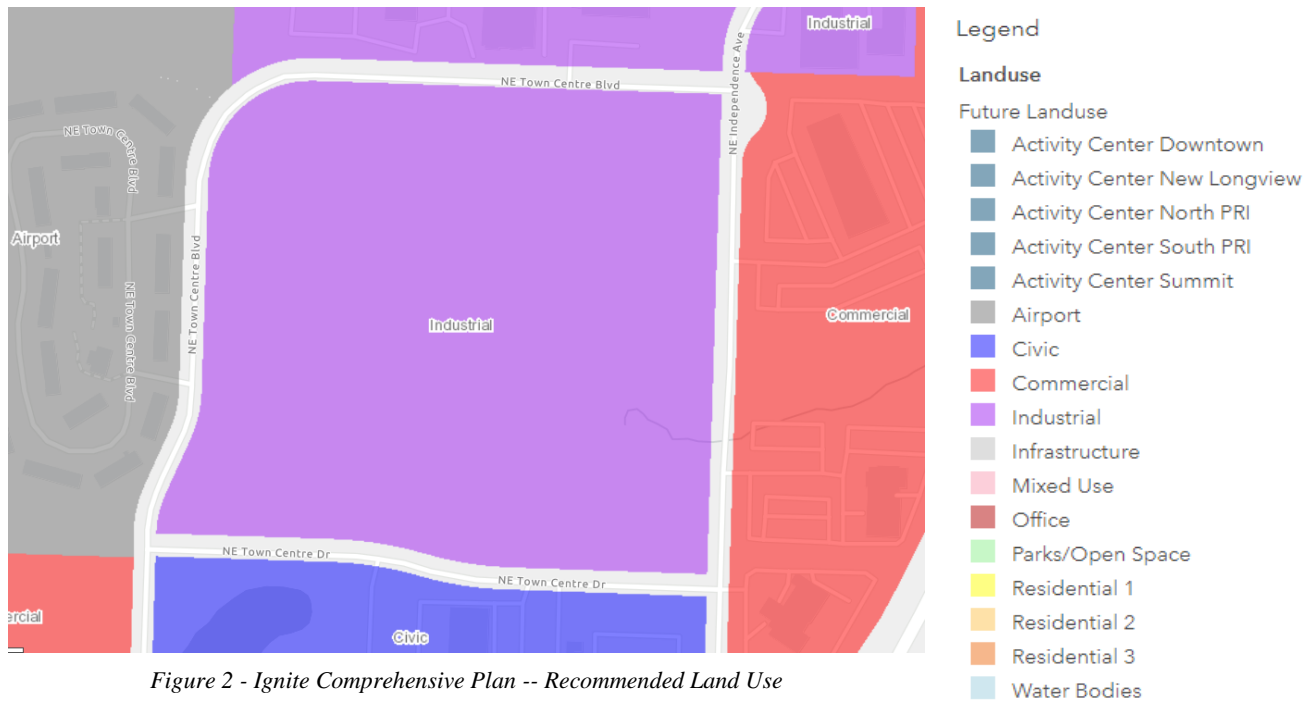


Figure 2 - Ignite Comprehensive Plan -- Recommended Land Use

6. Analysis

Background and History

- June 12, 1979 – The City Council approved a rezoning (1979-008) from District A (Agricultural) to CP-2 (then C-1-P) by Ordinance No. 2019.

Compatibility

The property is located at the intersection of NE Town Centre Blvd and NE Independence Ave, generally found at the northwest corner of the intersection of I-470 and NE Colbern Rd. NE Independence Ave is a major commercial/industrial corridor north of NE Colbern Rd.

A logistics/distribution center is a compatible use for the area and proposed PI zoning. The segment of the NE Independence Ave corridor between NE Colbern Rd to the south and NE Strother Rd to the north is primarily industrial in nature with uses that include manufacturing and office/warehouses. The adjacent properties to the east and south in the direction of I-470 and NE Colbern Rd, respectively, are zoned CP-2 and include six (6) existing automobile dealerships.

The proposed tilt-up concrete construction and building architecture are similar and compatible with existing buildings along the NE Independence Ave corridor, in particular newer industrial buildings further north in the vicinity of NE Strother Rd.



Figure 3 - Rendering of NW perspective

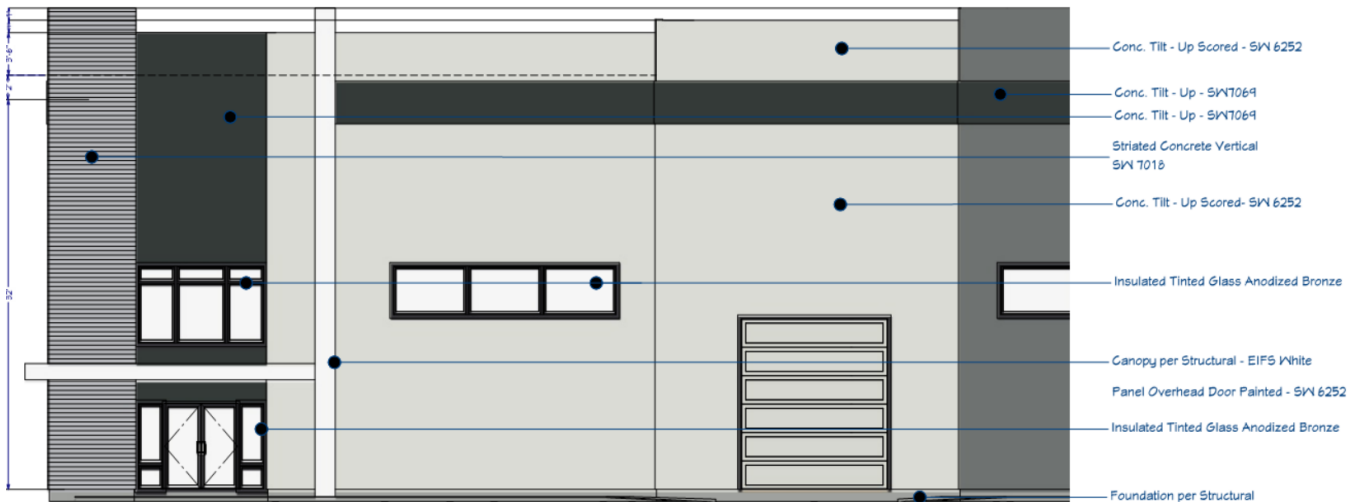


Figure 4 - North Elevation (partial)

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area. The proposed project develops a vacant property along the NE Independence Ave commercial/industrial corridor.

Public and Private Infrastructure Services

The subject property is a vacant site. The proposed development will not impede the normal and orderly development and improvement of the surrounding property. An active preliminary development plan has been approved for the multi-phase development of industrial uses on the abutting property to the south.

NE Independence Ave and NE Town Centre Dr have sufficient capacity to accommodate the traffic generation from the proposed use; no improvements to either street are required as part of the proposed development. It should be noted that the adjacent intersection of NE Town Centre Blvd and NE Independence Ave is slated to be converted from a “T” intersection to a single-lane roundabout as a funded capital improvement project listed in the current Capital Improvement Plan (CIP) FY2023-2027. Construction is expected to commence by the end of 2022.

An off-site public sanitary sewer main will be extended up to the property from the adjacent property to the south. A public water main will be constructed along the northern property line, creating a looped system between NE Independence Ave. on the east side of the project and NE Town Centre Blvd on the west side of the project.

Stormwater from the proposed development will be managed by modifying an existing off-site regional detention pond located off the southeast corner of the subject site.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated August 9, 2022, and building renderings and elevations dated August 22, 2022.
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the off-site public sanitary sewer main extension. No permits shall be issued until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records’ Office.

Standard Conditions of Approval

3. 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.
4. 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 infrastructure permits or the start of construction (excluding land disturbance permit).
5. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
8. 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.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. Be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
11. 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.
12. Consider an overall fire suppression system supplied by a pump and a single FDC rather than risers for each space. An ESFR sprinkler system should be considered to lessen the need for smoke and fire venting.
13. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Work with Water Utilities to confirm there is a minimum of 4,000 GPM available for fire flow.
14. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Consider an overall fire suppression system.
15. Trash enclosure designs shall comply with UDO Section 8.180.G.
16. 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.
17. All wall-mounted exterior lighting and parking lot lighting shall comply with the requirements of UDO Sections 8.220, 8.250 and 8.260.
18. Accessible parking spaces shall be provided in conformance with the International Building Code at the time of final development plan.
19. Accessible parking signs shall meet the requirements set forth in the Manual on Uniform Traffic Devices (R7-8). Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the

parking space.

20. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
21. A final plat shall be approved and recorded prior to any building permits being issued.