



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-378
File Name	PRELIMINARY DEVELOPMENT PLAN – HCA LSMC ASC
Applicant	Hammes Partners
Property Address	1950 SE Blue Pkwy
Planning Commission Date	January 12, 2023
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Sue Pyles, P.E., Development Engineering Manager

Public Notification

Pre-application held: October 18, 2022
Neighborhood meeting conducted: November 17, 2022
Newspaper notification published on: December 24, 2022
Radius notices mailed to properties within 300 feet on: December 30, 2022
Site posted notice on: December 27, 2022

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated January 3, 2023 – 2 pages
Traffic Impact Study prepared by BHC, dated October 21, 2022 – 4 pages

Preliminary Development Plan, revision date November 18, 2022 – 6 pages

Building Elevations and Exterior Material Specifications, plan date December 12, 2022

– 26 pages

Preliminary Stormwater Report prepared by BHC, dated and sealed October 21, 2022 –

10 pages

Neighborhood Meeting minutes, dated November 17, 2022

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Hammes Partners/Developer
Applicant’s Representative	Steve Buckeridge
Location of Property	1950 SE Blue Pkwy
Size of Property	3.96 acres (172,695 sq. ft.) – project area
Number of Lots	1
Building Area	19,750 sq. ft.
Floor Area Ratio (FAR)	0.11 FAR – Lot 10A
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Office
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed 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 project area constitutes 3.96 acres of undeveloped ground located at the southwest corner of the 28.5-acre parcel on which Lee’s Summit Medical Center is developed. The subject project area is separated from the hospital site by a densely wooded creek area.

Description of Applicant’s Request
The applicant proposes a single-story, 19,750 sq. ft. outpatient ambulatory surgical center on 3.96 acres. The proposed building will employ a contemporary architectural style with the palette of exterior building materials to include architectural metal panels, EIFS, masonry and glass. The use of architectural metal panels requires approval as a conditional material.

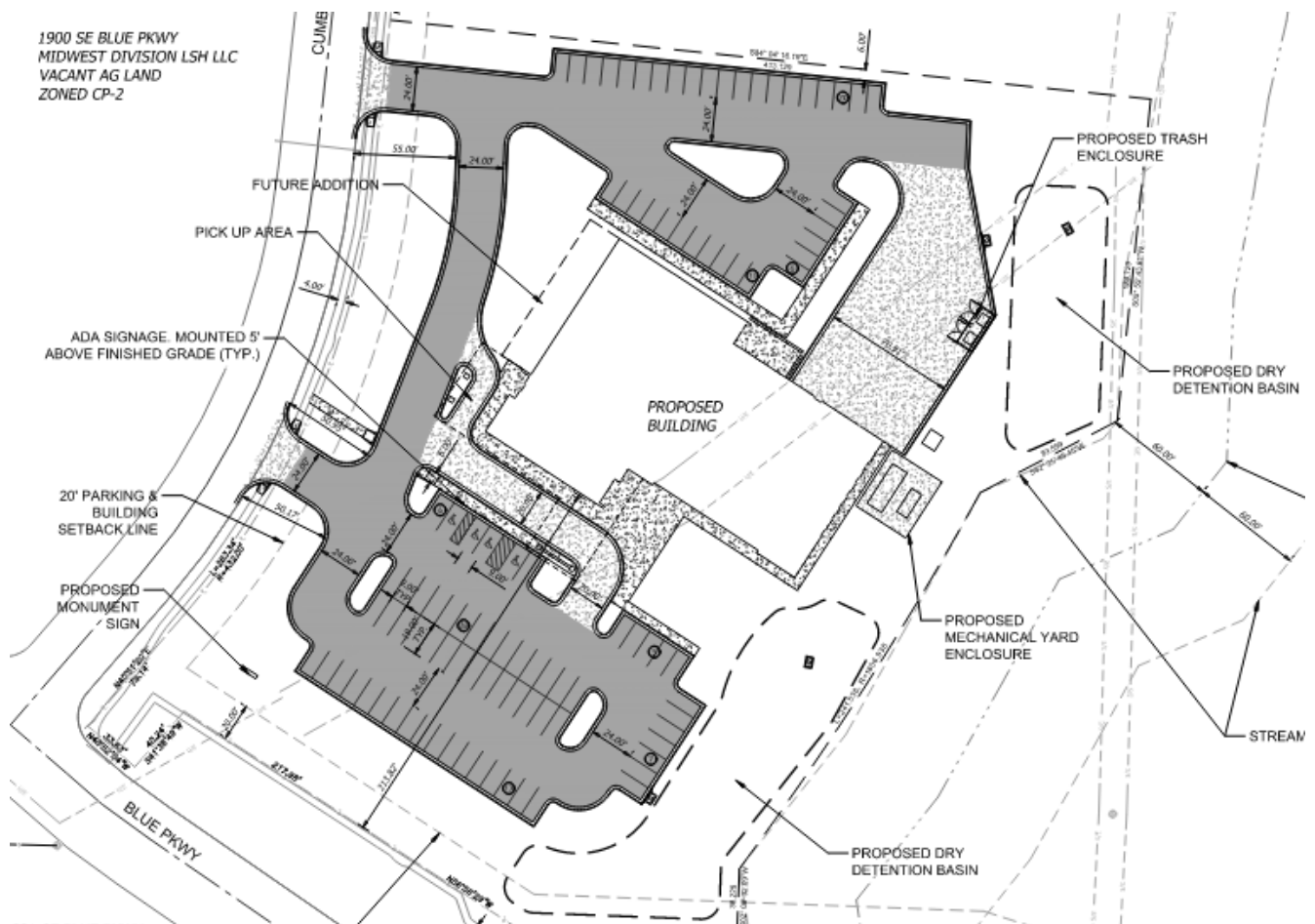
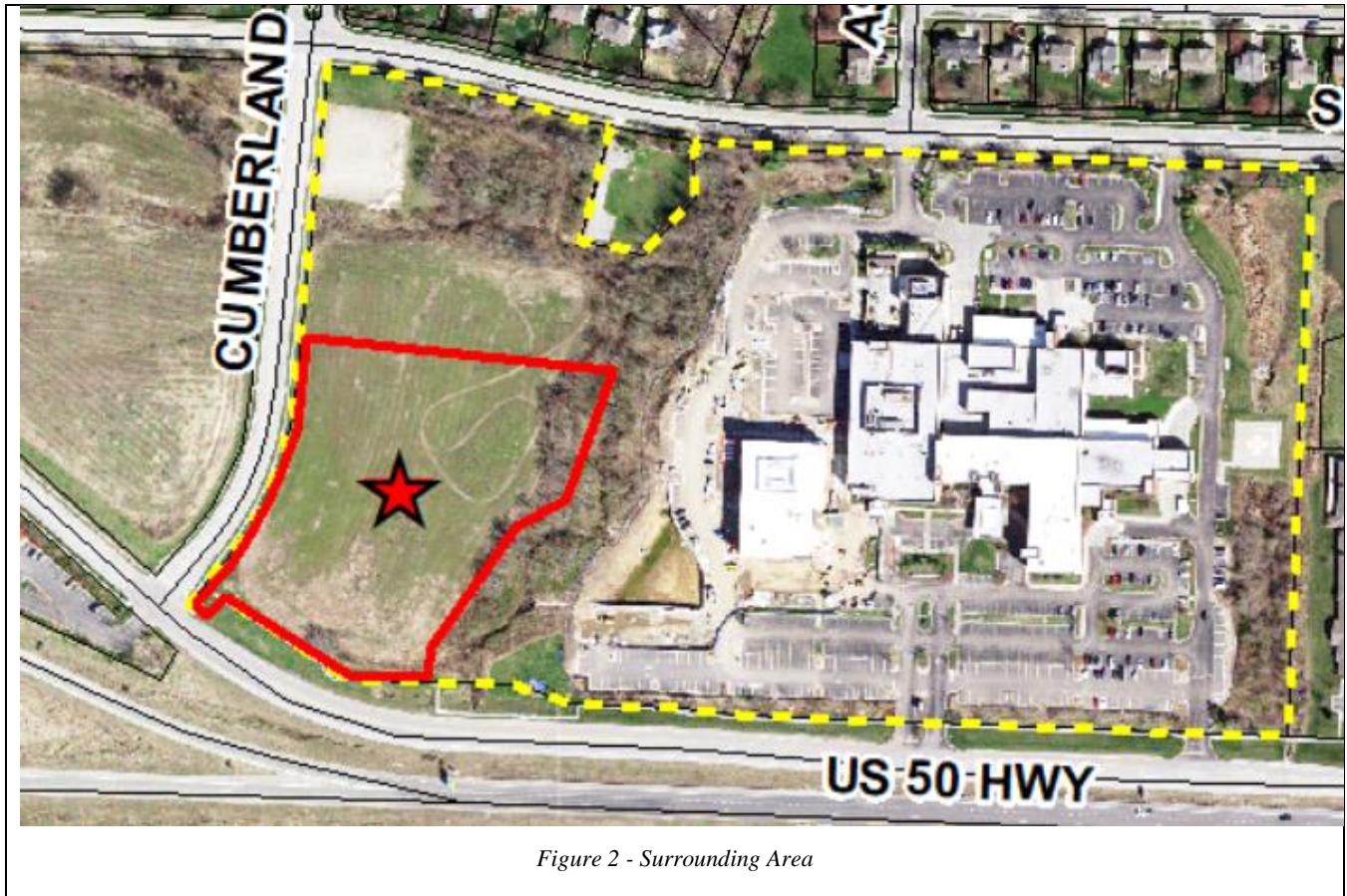


Figure 1 - Site plan

2. Land Use

Description and Character of Surrounding Area

The subject site constitutes the southwest 3.96 acres of the Lee's Summit Medical Center site. The area south of SE Shenandoah Dr and east of SE Todd George Pkwy is developed with a mix of commercial, residential and institutional uses (e.g. hospital, library and churches). The area north of SE Shenandoah Dr is developed as single-family residential.



Adjacent Land Uses and Zoning

North:	Undeveloped acreage / CP-2 (Planned Community Commercial)
South (across SE Blue Pkwy):	US 50 Hwy
East:	Lee's Summit Medical Center / CP-2
West (across SE Cumberland Dr):	Undeveloped acreage / CP-2 (Planned Community Commercial)

Site Characteristics

The 3.96-acre project area is bounded by SE Cumberland Dr to the west; SE Blue Pkwy/US 50 Hwy to the south; Lee's Summit Medical Center to the east; and abuts undeveloped acreage to the north that is also on the hospital site. Vehicular access to the site will come from two driveway connections to SE Cumberland Dr. The site primarily drains to the east toward the adjacent wooded creek area.

Special Considerations

None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	55%
Pervious:	45%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	100	Total parking spaces required:	99
Accessible spaces proposed:	5	Accessible spaces required:	4
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building/Parking Proposed
Front (SE Blue Pkwy)	15' (Building) / 20' (Parking)	213' (Building) / 50' (Parking)
Side	15' (Building) – west; 10' (Building) – east / 20' (Parking) – west; 6' (Parking) – east	91' (Building) – west; 60' (Building) – east / 50' (Parking) – west; 45' (Parking) – east
Rear	20' (Building) / 6' (Parking)	104' (Building) / 6' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 building – outpatient ambulatory surgical center
Building Height
30'-9"
Number of Stories
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)

Unified Development Ordinance

An outpatient ambulatory surgical center falls under the use category of a medical office, which is a use allowed by right in the CP-2 zoning district. The CP-2 District is established to provide a location for a full range of retail and office development serving the general needs of the community.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Objective: Improve access to physical and mental healthcare services.
Resilient Economy	Objective: Diversity Lee’s Summit economy. Objective: Increase business retention and grow business activity.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The proposed use is consistent with the Office land use designation under the Ignite Comprehensive Plan, which encompasses a range of office types that include medical-related uses. The proposed use supports identified objectives under the comprehensive plan by increasing available medical services to serve the community and developing long-vacant commercially-zoned property.

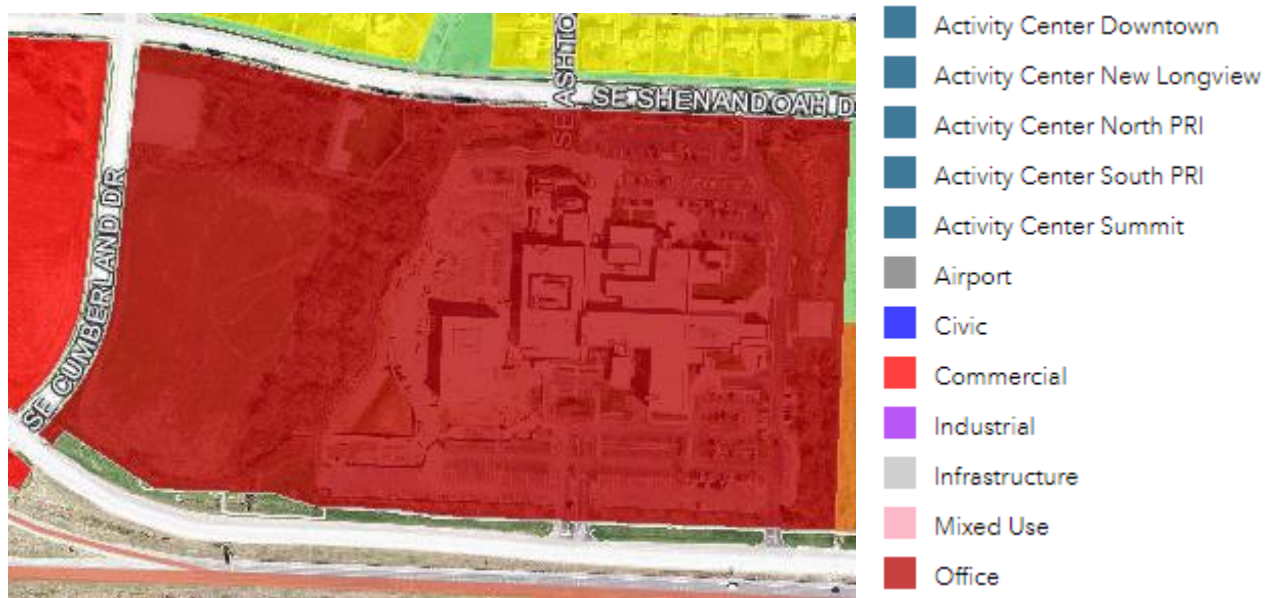


Figure 3 - Ignite Comprehensive Plan

6. Analysis

Background and History

- November 10, 2005 – The City Council approved a preliminary development plan (Appl. #2005-273) and special use permit (Appl. #2005-274) for Lee’s Summit Hospital by Ordinance Nos. 6074 and 6075, respectively.
- June 1, 2006 – The minor plat (Appl. #2005-352) of *HCA Midwest, Lots 1 and 2* was recorded by the Jackson County Recorder of Deeds office by Instrument #2006-E-0034892.
- June 8, 2006 – Staff approved the final development plan (Appl. #2006-048) for Lee’s Summit Hospital.
- October 1, 2007 – The minor plat (Appl. #2007-190) of *HCA Midwest, Lots 1A and 1B* was recorded by the Jackson County Recorder of Deeds office by Instrument #2007-E-0127459.

Compatibility

The property is located at the northeast corner of the intersection of SE Blue Pkwy and SE Cumberland Dr. The proposed outpatient ambulatory surgical center is compatible with the adjacent Lee’s Summit Medical Center. Medical office uses are also compatible with existing development along the US 50 Hwy commercial corridor.

The proposed building will have a contemporary aesthetic that staff believes to be appropriate for an area with a mix of architectural styles and land uses. The material palette for the building includes: architectural metal panels, EIFS, masonry and glass.

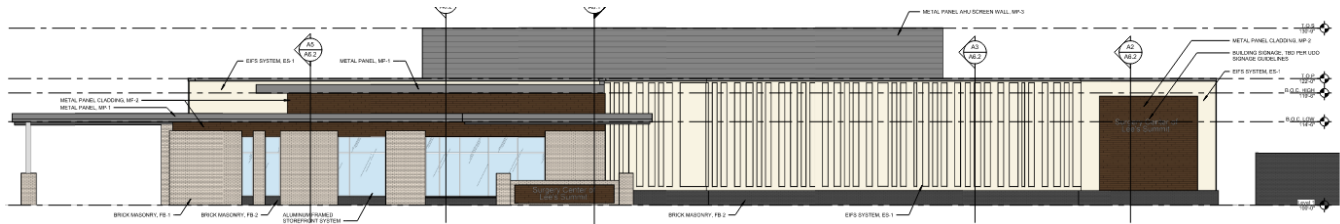


Figure 4 – South building elevation

Adverse Impacts

The proposed development is not expected to detrimentally impact existing and future development in the surrounding area. The property is commercially zoned along the US 50 Hwy commercial corridor.

The site is not expected to create excessive storm water runoff. Two on-site stormwater detention basins that discharge into the adjacent creek will serve the site.

Public and Private Infrastructure Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The site has access to water and sanitary sewer. However, the existing water main and sanitary sewer main run diagonally through the project site and conflict with the location of the proposed building. The water main will be relocated to the west to run along SE Cumberland Dr. The sanitary sewer main will be relocated around the west and north sides of the building to accommodate the proposed

development. The applicant has commenced the vacation of easement process necessary to relocate the utility lines for the subject development.

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 November 18, 2022, and building elevations December 12, 2022.
2. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated December 12, 2022.

Standard Conditions of Approval

3. 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.
4. 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.
5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
7. The following unresolved items on the Utility Plan (Sheet C3.0) shall be addressed at the time of final development plan:
 - There are two proposed waterlines shown, one of which dead ends north of the southern entrance.
 - The fire hydrant shown between the entrances isn't connected to a water line.
8. 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. Buildings 1 and 2 (of the multi-family residential development) may need to be sprinklered.
9. 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.
10. A plat shall be approved and recorded prior to any building permits being issued.