

The City of Lee's Summit
Action Letter - Draft
Planning Commission

Thursday, January 9, 2020

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Call to Order

Roll Call

Present: 7 - Board Member Mark Kitchens
Board Member Jake Loveless
Board Member Carla Dial
Chairperson Jason Norbury
Vice Chair Donnie Funk
Board Member Terry Trafton
Board Member Dana Arth

Absent: 2 - Board Member John Lovell
Board Member Jeff Sims

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

[2019-3222](#)

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

Public Hearings

2020-3241 Public Hearing: Application #PL2019-378 - Preliminary Development Plan - Mid-Continent Public Library, 1000 NE Colbern Rd; Mid-Continent Public Library, applicant.

Chairperson Norbury opened the hearing at 5:06 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in. Dana Arth arrived at 5:09 p.m.

Mr. Brad McKenzie of Sapp Design Architects gave his address as 50 E. 13th Street in Kansas City, Missouri. He related that the Midcontinent Library was renovating their branch libraries; and the Colbern Road branch had been planned to double in size with a major renovation. They now also wanted to increase the parking capacity and have better visibility from the

street. Some issues had come up with the existing structure. The walls were load-bearing and openings in those walls for connection to the new addition while keeping unified look. It became evident that keeping the existing building would be expensive. In considering whether replacing it with a new structure, they had checked with library staffs and had produced a design with a slightly smaller footprint and a more efficient design. The building would be further back on the property, with parking in front increased, and the costs were similar whether the building was renovated or replaced. Midcontinent's building committee had agreed with this approach.

The expansion of programs was a major reason for planning a larger facility. It would have some programs that could make it a "destination" library. It would also have a cafe amenity that would be open slightly before the hours the library opened. Another major component would be a meeting space for Square One Business. Square One helped small businesses and nonprofits with business plans and some of their accounting, demographic studies and marketing.

The library had several other meeting spaces that could be used by patrons, as well as a community room that seated 240 and had a partition that could divide the room in half for smaller meetings. Smaller meetings might also use one of the 'collaboration rooms', sized for 2 to 6 people. The new building would have some good features for children, including an enclosed 'story time' room, which could seat up to 100. The new library would be about 33,000 square feet, and much of the design focused on efficient use of space.

Chairperson Norbury noted that staff's report included five site-specific Conditions of Approval. He asked Mr. McKenzie if the applicant agreed with these, and Mr. McKenzie replied that they did. Chairperson Norbury then asked for staff comments.

Mr. McGuire entered Exhibit (A), list of exhibits 1-15 into the record. He stated that the plan was to remove the current library building and replace it. He confirmed that this new structure would be more than double the current size. The parking plan was for 163 spaces, and the impervious coverage was expected to be 64 percent. Stormwater runoff would be managed with an on-site detention system. Mr. McGuire displayed a floor plan and other project information, with the one-story building expected to be 26.5 feet high. The property was east of the intersection of NE Colbern and NE Rice roads, and both the subject property and surrounding properties were zoned CP-2. Some displayed elevations showed a combination of metal panels, masonry, brick and glass. The 2005 Comprehensive Plan's land use map showed this area as public and semi-public use; and the proposed structure and uses were consistent with the Comp Plan.

The applicant had requested using metal panels. These would be a conditional material, as the UDO's allowed building materials were masonry, concrete, stucco and glass. Metal was intended to play a limited incidental role; but architectural metal siding could be approved by the Commission and the City Council. The quality of architectural metal building material had improved over the years, and its use increased accordingly. Its proposed use in this project was consistent with other recently approved developments in Lee's Summit including churches, car dealerships and the library branch on Blue Parkway, which had been approved recently. The project met requirements of the Design and Construction Manual as well as the UDO.

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. As there were none, he then asked if the Commission had questions for the applicant or staff. Chairperson Norbury remarked that he'd had questions that were answered with the explanation of going from expansion to demolition and replacement. He asked about the time frame for the project. Mr. McKenzie responded that the documents were done and they would submit a permit application as well as the final development plan in about a month, and bidding on the project would start after that. The estimated start of construction would be 2

or 3 months and would be completed in about a year.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:15 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. Funk made a motion to recommend approval of Application PL2019-378, Preliminary Development Plan: Mid-Continent Public Library, 1000 NE Colbern Rd; Mid-Continent Public Library, applicant. Ms. Dial seconded.

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

A motion was made by Vice Chair Funk, seconded by Board Member Dial, that this application be recommended for approval to the City Council - Regular Session, due back on 2/4/2020. The motion carried unanimously.

2020-3242 Public Hearing: Application #PL2019-380 - Preliminary Development Plan - Journey Church International expansion, 1551 and 1601 SW M-150 Hwy; Journey Church International, applicant.

Chairperson Norbury opened the hearing at 5:16 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Shannon McGuire, Staff Planner gave presentation for Appl. 2019-380 & Appl. #2019-397 together. See notes for Appl. #2019-380 under public hearing Appl. #2019-397.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:31 p.m. and asked for discussion among the Commission members. Hearing no further discussion, Chairperson Norbury called for a motion.

Mr. Funk made a motion to recommend approval of Application PL2019-380, Preliminary Development Plan: Journey Church International expansion, 1551 and 1601 SW M-150 Hwy; Journey Church International, applicant. Ms. Dial seconded.

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

A motion was made by Vice Chair Funk, seconded by Board Member Dial, that this application be recommended for approval to the City Council - Regular Session, due back on 2/4/2020. The motion carried unanimously.

2020-3240 Public Hearing: Application #PL2019-397 - Vacation of Right-of-Way - an approximately 60' x 375' segment of right-of-way across 1601 SW M-150 Hwy; Journey Church International, applicant.

Chairperson Norbury opened the hearing at 5:16 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Kimball Hales of Finkel Williams Architecture gave his address as 7007 College Boulevard in Overland Park, Kansas. Displaying a photo of Journey Church's exterior, he related that it was a fairly recent building, constructed 4 or 5 years ago. As they had experienced a lot of growth, the applicant proposed a substantial expansion. They had purchased a lot to the east of the existing church and wanted to add a 1,200-seat auditorium, a social fellowship space and administrative offices and classrooms. The proposed one-story building would be a little over 49,000 square feet and 35 feet tall. They proposed 739 parking spaces, well over the 400

required. Impervious coverage would be 53.3 percent. The existing parking area would also be expanded to a total 730 spaces.

Mr. Hales displayed an aerial view showing a blue area that indicated the current church building, with white showing the proposed expansion. Concerning stormwater on the site, a dry detention area was to the south of the existing building. The newly acquired property included a house and pond that could be expanded to be a wet detention area. The proposed driveway would be aligned with the one across M-150 used by another church to the north. They proposed adding a right-in-right-out turn lane on the property's west side, pending MoDot approval.

On a displayed site plan drawing, Mr. Hales noted that a stream existed with a 60-foot buffer existed on the northeast edge of the property, with the main drive crossing it. Stoneybrook Drive would continue across the north edge of the property, with an open lot existing to the north of that. The traffic was designed to circulate counter-clockwise. A drop-off area was planned at both the front and back of the church, which would keep the parking area equally distant from both the front and back doors; and buffer yards would exist on both sides. Showing a more detailed aerial image, he pointed out some smaller offices as well as additional classroom space, with an atrium gathering space and meeting rooms. Another conceptual view from the south showed a larger patio area behind the building. It was also convenient for parking, and the building acted as a sound and visual buffer from the street.

The next image showed the existing back side of the building. The original intent had been to mirror or double the size of the auditorium at the south side and the plain metal wall had been intended to be temporary. The plan was to move the auditorium to the east, with the facade shown being reworked as part of the addition. Materials would be the same as on the existing building: stone, stucco or fiber cement siding that would match the existing building. The buildings were close enough in age that it should not be difficult to tie them together and achieve the look of a single building. Most of the materials were still available.

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

Mr. McGuire first stated that he had combined his two presentations for the Vacation of Right-Of-Way (Application PL2019-397) and the Preliminary Development Plan (Application PL2019-380). He then entered Exhibit (A), list of exhibits 1-15 into the record for Application PL2019-380 and Exhibit (A), list of exhibits 1-12 into the record for Application PL2019-397. He displayed an aerial zoning map and stated that the properties were located at 1551 and 1601 SW M-150 highway. Both were flanked by single-family large lots on the east and west. A mix of vacant and undeveloped lots from Arborwalk was north across M-150 as well as the Holy Spirit Catholic church; and the Napa Valley single-family subdivision was to the south.

The 2005 Comprehensive Plan use map identified this property as low-density residential. This character would be for primarily single-family residential development, ranging from very low-density Rural Residential and limited farming activities to single-family subdivisions. It could also accommodate public uses such as schools, libraries, fire stations, parks and open space, and churches. The proposed use was consistent with the Comprehensive Plan map's land use recommendation.

The applicant had requested using metal panels and red cedar paneling as accents, on all elevations as a conditional material. They were more commonly used now, as the improvement in quality over the years, though the UDO did restrict building materials to stone, EFIS and glass. Wood was compatible with the neighborhood, due to the surrounding area's residential nature as well as consistent with the previously approved preliminary development plan and other recently approved plans.

Regarding the vacation of right-of-way, under existing conditions, it was unused and crossed

the church property. The purpose for vacating it was that a step in the applicant's proposal to construct a new church building and a new road connecting the western property boundary to M-150. A new right-of-way would be dedicated as shown on the associated preliminary development plan.

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. Seeing none, he then asked if the Commission had questions for the applicant or staff.

Mr. Funk noted that in both applications at this meeting included conditions of approval regarding metal building materials. He asked if any consideration had been given to a UDO amendment. Mr. Soto replied that staff had looked at various possible amendments related to a need to update; and the intent was to bring them to the Commission over the next year. Making a distinction between metal architectural panels and the type of corrugated siding used in industrial applications.

Chairperson Norbury noted that when this project was first presented to the Commission 3 or 4 years ago, some significant concerns were raised by the neighbor to the west. He asked if there had been interactions between the church and this neighbor since then. Mr. Scott Courtney, the executive pastor, replied that since then the church had been more pro-active and had much more communication with the neighbor. They had sent him the preliminary drawings, and as far as they knew he had no issues with the expansion.

Mr. Kitchens remarked that there were always some safety concerns with large projects like this one, and asked that if policies about emergency situations were in place. An expanded church would mean more people gathering in one place and he wanted to know if the plan included safe spaces. Mr. Courtney answered that the current space had dedicated rooms and directions to these in the classrooms. They also had a voluntary security team in place. Mr. Kitchens clarified that he was focusing on shelter-in-place scenarios such as a tornado more than a fire emergency where the building would be evacuated.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:31 p.m. and asked for discussion among the Commission members. Hearing no further discussion, Chairperson Norbury called for a motion.

Mr. Funk made a motion to recommend approval of Application PL2019-397, Vacation Of Right-Of-Way: an approximately 60' x 375' segment of right-of-way across 1601 SW M-150 Hwy; Journey Church International, applicant. Ms. Dial seconded.

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

A motion was made by Vice Chair Funk, seconded by Board Member Dial, that this application be recommended for approval to the City Council - Regular Session, due back on 2/4/2020. The motion carried unanimously.

Roundtable

Mr. Johnson referred to a discussion last night at the CEDC meeting about bringing draft ordinances before the Planning Commission. This might be helpful in looking at the total application packet. If something was important to the Commission it would be a condition placed on the ordinance. If something was to be administratively changed between a preliminary and final development plan, conditions on the ordinance had to go back through the process. This was in response to recent concerns about projects changing in the interim between the preliminary and final development plan stages; and it gave the Commissioner to frame questions important to them.

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Mr. Johnson also announced that at Tuesday's City Council meeting a second reading was done for an ordinance approving the City's contract with a consultant from Shockey Consulting who would help with the new Comprehensive Plan. He had just handed out copies of a detailed schedule of events. It would have the usual elements of a comprehensive plan such as a land use map and goals, policies and objectives as well as a community engagement effort. Staff would be checking in and letting the Commission know about progress and public reaction. The five main phases of this project would overlap but the intent was to be finished by April or May of 2021. The consultant would also help the City in developing a fiscal impact tool, which would quantify the impacts of development on infrastructure and future service levels. The consultant would also study Lee's Summit's place in the overall metro area and identify strengths and weaknesses.

Chairperson Norbury asked what the composition of the steering committee would be. Mr. Elam answered that considering the level of public engagement planned, the steering committee would essentially be the management team. It was a good opportunity to get all the City departments on the same page. Several joint Planning Commission/City Council meetings were planned as well.

Mr. Kitchens emphasized that today was Law Enforcement Appreciation Day.

Adjournment

There being no further business Chairperson Norbury adjourned the meeting at 5:41 P.M.

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