



Development Services Department

Development Services Staff Report

File Number	PL2026-002
File Name	REZONING from CP-2 to CS and PRELIMINARY DEVELOPMENT PLAN – Shamrock Park Flex Space
Applicant	Engineering Solutions, LLC
Property Address	21 SE 30 th Street
Planning Commission Date	March 12, 2026
Heard by	Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: October 14, 2025
Neighborhood meeting conducted: February 4, 2026
Newspaper notification published on: February 21, 2026
Radius notices mailed to properties within 300 feet on: January 26, 2026
Site posted notice on: February 20, 2026

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Attachments

Narrative, dated February 10, 2026 – 9 pages

Rezoning Exhibit, upload date of February 9, 2026 – 1 page

Preliminary Development Plan and Architectural Elevations, upload date of February 27, 2026 – 7 pages

Modification Request Letter, upload date of February 27, 2026 – 2 pages

Neighborhood Meeting minutes, upload date of February 17, 2026 – 4 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, PE
Location of Property	21 SE 30 th St.
Size of Property	±0.81 acres (35,283 sq. ft.)
Number of Lots	1 lot
Building Area	10,395 sq. ft.
Floor Area Ratio (FAR)	0.29 total FAR
Zoning (Existing)	CP-2 (Planned Community Commercial)
Zoning (Proposed)	CS (Planned Commercial Services)
Comprehensive Plan Designation	Mixed Use
Procedure	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. Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration. 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.

Current Land Use

The subject 0.81-acre site is currently vacant – undeveloped and the property is located just east of M-291 Hwy. The surrounding area has been developed while the subject site has remained untouched.

Description of Applicant's Request

The applicant proposes a rezoning from CP-2 to CS and preliminary development plan (PDP) to allow for the construction of a 10,395-sf. office/warehouse building. The proposed development includes eight (8) tenant spaces.

The applicant is requesting three (3) modifications; one to the required minimum building setbacks, one to the M-150 CDO pedestrian connection requirement, and one to the high impact buffering requirement. Analysis is provided later in the staff letter.



Figure 1 – East elevation (tenant entrance) of the proposed building.

2. Land Use

Description and Character of Surrounding Area

The subject property is within the Shamrock Park subdivision which has been developed as a business park. The business park consists of CS zoning with the only other CP-2 zoning directly north of the subject property. The property to the south is zoned AG and contains the Shamrock Hills Golf Course.

Adjacent Land Uses and Zoning

North	Automotive Sales or Lease & Business Office / CP-2 (Planned Community Commercial) & CS (Planned Commercial Services)
South:	Recreation Facility or Area, Outdoor / AG (Agricultural)
East:	Business Office / CP-2 (Planned Community Commercial) & CS (Planned Commercial Services)
West:	M 291 Hwy.

Site Characteristics

The project site is composed of one parcel that is undeveloped. The subject property contains two frontages, SE 30th Street and Old M 291 Highway. Although there are two frontages, the subject development will be accessed from SE 30th Street. The site does not contain any distinguishable landscaping features or monuments.

Special Considerations

The subject property is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. The purpose of the CDO is to facilitate the development of property in the M-150 corridor in accordance with the M-150 Sustainable Corridor Vision and Framework Plan (M-150 Corridor Plan) with

the highest possible levels of community and building design consistent with the healthy economic development and redevelopment of the plan area. The CDO includes more prescriptive regulations for building design and site layout.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	65%
Pervious:	35%
TOTAL	100%

Parking

Proposed		Required	
On-site parking spaces proposed:	10	Total parking spaces required:	10
Accessible spaces proposed:	1	Accessible spaces required:	1

Required parking for the proposed development was calculated based on the UDO standard of 1 parking space per 1,000-sf. of gross floor area for a “warehouse, transfer and storage” use, which results in a minimum of 10 parking spaces. The applicant has also included garage bays within the tenant spaces which provides an additional eight (8) parking spaces.

Building Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front ¹	20'	15' - west ²
Side ¹	20'	14' - north ² 10' - south ²

¹ – Under the UDO, each street frontage is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

² – The proposed building setbacks require a modification as detailed later in the staff letter.

Parking Setbacks (Perimeter)

Yard	Minimum Required	Proposed
Front	20'	158' (along SE 30 th St.) 58' (along Old M 291 Hwy.)
Side	6'	60' (north) 10' (south) 40' (east)

Structure(s) Design

Number and Proposed Use of Buildings
1 building

Building Height
27'
Number of Stories
2 stories

Architecture & Building Design

Building Type	Materials	Roofing
Industrial	Insulated Flat Metal Panel (Class 1); Insulated Corrugated Metal Panel (Class 1); Clear Glass (Class 1); Brick Veneer, Think Brick (Class 2);	PVC Membrane Roofing System (Class 3)

The UDO requires that industrial buildings' primary facade(s), those facing private or public streets, contain no less than three (3) different Class 1 or Class 2 building materials that comprise at least 25% of the façade. While the subject site has two street frontages, there is only one primary façade due to the lot shape and the building orientation. The primary façade for the subject development is the western façade. The applicant is proposing insulated flat metal panels, insulated corrugated metal panels, clear glass, and brick veneer on the west façade equaling 97% of that façade. The UDO does not contain minimum requirements for secondary facades on industrial buildings, but the applicant is proposing a continuation of the materials noted above. The UDO also does not contain requirements for certain classes of roofing materials for industrial buildings, but the applicant is proposing a Class 3 material. The applicant is meeting all UDO standards pertaining to material mix and usage.

The architecture and building design standards also have requirements for building articulations. Primary facades shall have a wall articulation no less than once every 150 linear feet. While the primary façade is less than 150 linear feet, the applicant has provided articulations of at least 2-ft. in depth to provide visual interest along with covered entries for the tenants internal to the site.

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
2.320	Modifications
4.210	Zoning Districts (CS)
5.510	Overlay Districts (M-150 CDO)
6.040	Minimum Principal Building Setbacks
8.890, 8.900	Landscaping (Minimum Requirements)

The CS (Planned Commercial Services) zoning district is established to provide for service type uses that require screened outdoor storage of equipment and materials in conjunction with office warehouse facilities. Per UDO Sec. 6.430, the proposed use of Business Office/Warehouse is allowed within the CS zoning district by right.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on February 4, 2026. Zero (0) members of the public attended.

Staff has not received any comments or phone calls in favor or in opposition to the project from the public.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3.A: Build an adaptable framework for continued growth in a changing environment.

Goal 3.3.A of the Resilient Economy section lays out objectives to stimulate continued economic development investment and reinvestment by the private sector. Approval of the subject PDP application to allow for the development of the city by broadening the range of uses offered to the public in order to meet the community's needs.

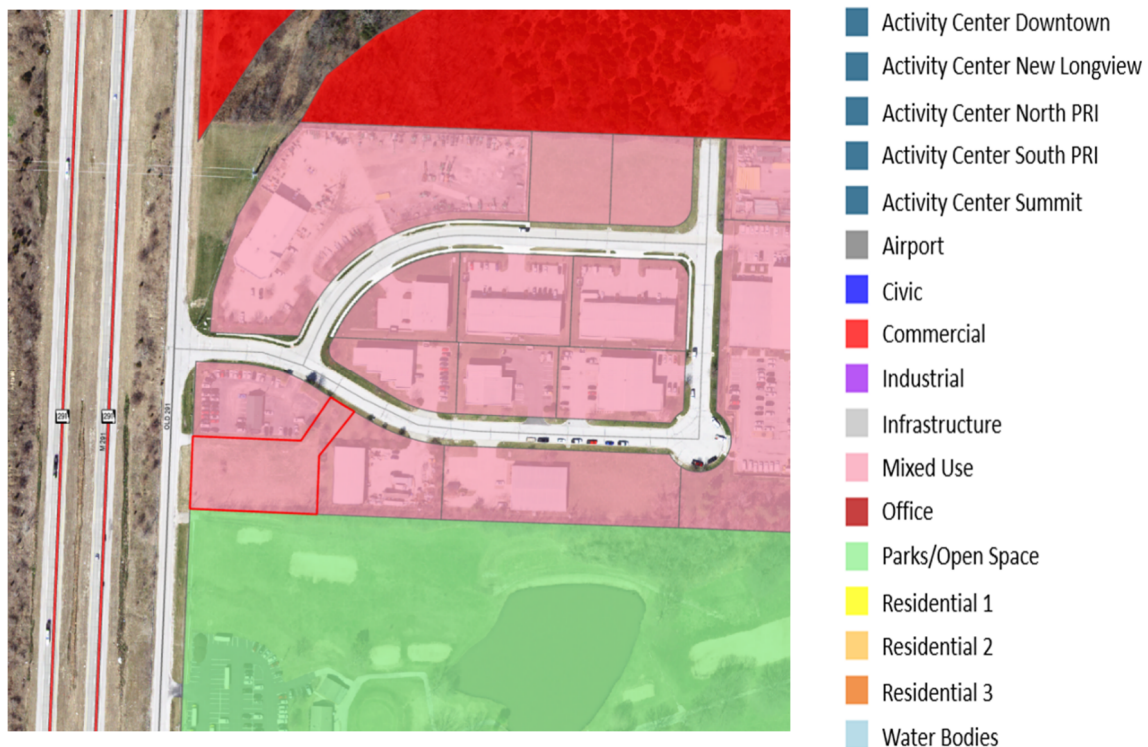


Figure 2 – Future Land Use Map & Legend

The development also complies with the future land use map which designates the subject property as "Mixed Use". The Mixed Use land use category is intended for low-rise buildings containing a variable mix of retail, office, hotel, and residential uses while also able to include warehouses and industrial uses. The proposed use falls within the office/warehouse land use.

6. Analysis

Background and History

- September 21, 2000 – The City Council approved the rezoning (Appl. #2000-135) to change the subject property from district A (Agricultural) to district C-P (Planned Business) and approving a preliminary site plan (Appl. #2000-137) by Ord. No. 5030. The UDO later changed district C-P to district CP-2.
- April 19, 2001 – The City Council approved the final plat (Appl. #2000-256) of *Shamrock Park 1st Plat, Lots 1-8* by Ordinance No. 5124.
- August 17, 2001 – The final (Appl. #2000-256) of *Shamrock Park 1st Plat, Lots 1-8* was recorded by the Jackson County Recorder of Deeds office by Instrument #2001I0065364.
- May 2003 – Staff administratively approved the minor plat (Appl. #2002-103) of *Shamrock Park 1st Plat, Lots 2A & 4A*.
- September 17, 2003 – The minor plat (Appl. #2002-103) of *Shamrock Park 1st Plat, 2A & 4A* was recorded by the Jackson County Recorder of Deeds office by Instrument #2003I0115628.
- April 18, 2013 – The City Council approved a rezoning (Appl. #PL2012-106) placing the M-150 Corridor Development Overlay (CDO) on the subject property by Ord. No. 7322.

Compatibility

The subject property is within the Shamrock Park subdivision which includes a mix of industrial and office uses. The proposed development is complementary of all uses within the Shamrock Park subdivision and serves as an adequate transitional use between more intense industrial uses to the north and the outdoor recreation use to the south.

From an architectural standpoint, the proposed development is not expected to negatively affect the aesthetics of neighboring properties as the building uses high quality, durable materials. The UDO was recently amended in August of 2025 to include more detailed architectural and building design requirements. The proposed building meets all requirements, and the building form is compatible with adjacent existing developments.

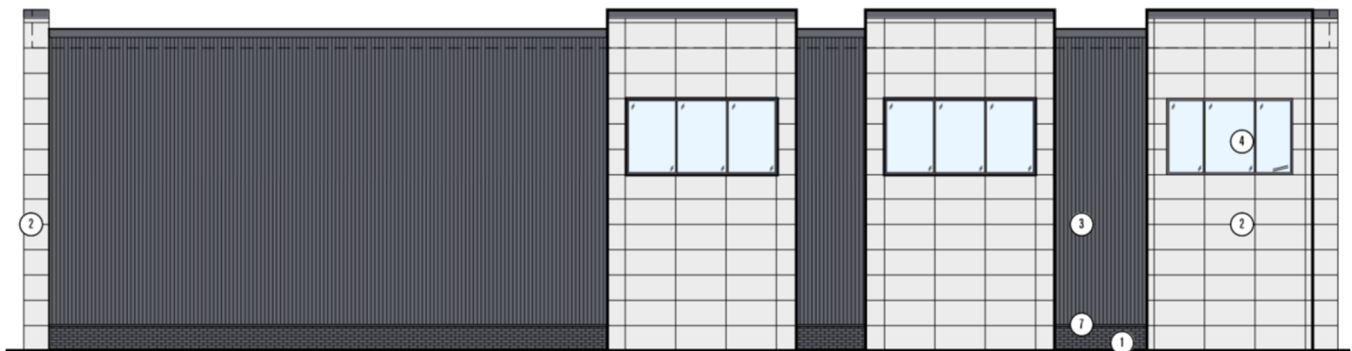


Figure 3 – West elevation facing Old 291 Hwy.



Figure 4 – South elevation

Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. Adjacent properties are developed and the proposal is in line with the existing various office and contractor uses to the north and east.

The subject development is not expected to create excessive storm water runoff for the area. Stormwater management will be handled by an onsite underground detention system

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

Modification Request

- The applicant has requested a modification to UDO Sec. 5.510.B.2.d – On-site pedestrian connections within the M-150 CDO
 - **Requirement** – All development shall provide a network of on-site pedestrian walkways to and between adjacent land uses and developments.
 - **Proposed** – The applicant is proposing to waive this requirement.
 - **Recommendation** – Staff is supportive of the requested modification. The adjacent land uses and developments do not contain walkways. Also, the subject subdivision developed prior to adoption of the M-150 CDO, so many of the properties do not implement the site design standards identified in the overlay district. The proposed development is compatible with the existing character of the area.
- The applicant has requested a modification to UDO Sec. 6.040 – Minimum principal building setbacks
 - **Requirement** – Development within the CS District requires the following minimum principal building setbacks:
 - i. **Front:** 20-ft.
 - ii. **Side:** 20-ft.
 - **Proposed** – The applicant is proposing the following building setbacks to maintain the buildability of the site:
 - i. **Front:** 15-ft. (west)
 - ii. **Side:** 14-ft. (north); 10-ft. (south)
 - **Recommendation** – Staff is supportive of the requested modification, as the development plan continues to meet all applicable landscaping requirements despite the reduced setbacks, ensuring that the intent of the code’s buffering and screening standards are maintained.

- i. **Front:** Due to the abundance of MoDOT right-of-way to the west of the property, the proposed encroachment into the setback does not negatively affect any adjoining property owners.
 - ii. **Side:** In regard to the north setback, the encroachment abuts the parking lot of the adjacent property which is a more intense commercial use that the decreased setback is not expected to negatively impact. In regard to the southern setback, the applicant is providing ample buffering to minimize the impact and help screen the use from the adjacent property.
- The applicant has requested a modification to UDO Sec. 8.900.A – High Impact Screening.
 - **Requirement** – A 100 percent opaque screen between land uses, which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the 20-foot buffer yard: (1) a six-foot high masonry wall, opaque vinyl fence, or three-foot high berm, (2) and low impact screening.
 - **Proposed** – The applicant is proposing to install a medium impact buffer with additional evergreens in lieu of installing a six-foot high masonry wall, opaque vinyl fence, or three-foot high berm within the southern buffer yards.
 - **Recommendation** – Staff is supportive of the requested modification. Per the UDO, plantings used within a buffer yard are allowed to be clustered which may lead to some visually bare spots. By exceeding the requirements of a medium impact buffer with an increased amount of evergreens, the applicant will be creating a wall of landscaping to provide year-round screening and buffering. This wall of landscaping is depicted in the landscape plan where coniferous and deciduous trees are placed linearly so as not to create bare spots. Also, with the reduced setback, installation of both fencing and landscaping would not be feasible due to the root systems of the plants. Staff finds that the proposed landscaping will provide effective year-round screening of the development from the property to the south.

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 an upload date of February 27, 2026.
2. A modification shall be granted to UDO Sec. 5.510.B.2.d to waive the requirement for a network of on-site pedestrian walkways to and between adjacent land uses and developments.
3. A modification shall be granted to UDO Sec. 6.040 to allow the west building setback at 15-ft., the north at 14-ft., and the south at 10-ft.
4. A modification shall be granted to UDO Sec. 8.900.A to allow a medium impact buffer with additional evergreens in lieu of a high impact buffer within the southern buffer yard.

Standard Conditions of Approval

5. 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.
6. 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).
7. 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.
8. 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.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. 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 2012 International Fire Code.
11. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Confirm the parking lot and underground detention will support 75,000 pounds.
12. 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 codes official. Indicate whether the FDC will be on the building (show), or on the backflow vault.
13. 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.
14. 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.