



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-182
<b>File Name</b>	REZONING from CP-2 to PMIX and CONCEPTUAL DEVELOPMENT PLAN – Ranson Landing
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	1401 SE Oldham Pkwy
<b>Planning Commission Date</b>	July 22, 2021
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: March 9, 2021

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 was suspended during the period of the Emergency Declaration which ended on June 30, 2021. Pursuant to the Mayor's Emergency Order, applicants were encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: June 3, 2021

Radius notices mailed to properties within 300 feet on: July 2, 2021

Site posted notice on: June 30, 2021

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**Attachments**

Transportation Impact Analysis prepared by Brad Cooley, dated July 13, 2021 – 6 pages

Traffic Impact Study by Trans Systems, dated May 26, 2021 – 17 pages

Micro Storm Study by Engineering Solutions, dated May 28, 2021 – 8 pages

Sanitary Memo by Engineering Solutions, dated May 28, 2021 – 1 page

Conceptual Plan, dated February 16, 2021 – 1 page

Zoning Map, dated February 16, 2021 – 1 page

Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant</b>	Engineering Solutions, LLC
<b>Applicant's Representative</b>	Matt Schlicht, PE/Engineer
<b>Location of Property</b>	1401 SE Oldham Pkwy
<b>Size of Property</b>	25.7 Acres
<b>Number of Lots</b>	7 lots (5 commercial, 1 industrial & 2 residential) 1 common area tract
<b>Zoning (Proposed)</b>	PMIX (Planned Mixed-Use District)
<b>Zoning (Existing)</b>	CP-2 (Planned Community Commercial District)
<b>Comprehensive Plan Designation</b>	Retail (2005 Comprehensive Plan) Residential, Category 3 (2021 Ignite Plan)
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and conceptual development plan. The City Council takes final action on the rezoning and conceptual development plan.
<b>Duration of Validity</b>	There is no expiration to an approval for a conceptual plan. There is no expiration to an approval for rezoning.

Current Land Use
The 25.7-acre property is a single, vacant parcel. The property is currently zoned CP-2 (Planned Community Commercial District) and has been historically used as a hay field.

Description of Applicant's Request
The applicant proposes to rezone 25.7 acres located at 1401 SE Oldham Pkwy from CP-2 (Planned Community Commercial District) to PMIX (Planned Mixed-Use District). The applicant has prepared a conceptual plan as allowed by the UDO to show possible future uses. The proposed plan includes a convenience store, commercial pad sites, a restaurant w/drive through, contractor garages, storage units and 100 units of residential (25 fourplexes).

## 2. Land Use

Description and Character of Surrounding Area	
The surrounding area is a mix of single-family residential and commercial properties. US 50 Highway is located north across SE Oldham Pkwy. Located east of the proposed site is The Princeton, Lee's Summit Senior Living Community. The R-1 zoned Princeton Heights single-family residential subdivision is located adjacent to the south property line. West across SE Ranson Rd is the R-1 zoned Oakhill Estates residential subdivision and vacant CP-2 zoned commercial lots.	

### Adjacent Land Uses and Zoning

<b>North (across SE Oldham Pkwy):</b>	US 50 Hwy
<b>South:</b>	R-1 (Single-Family Residential District)— Princeton Heights residential subdivision
<b>East</b>	CP-2 (Planned Community Commercial District) — The Princeton Lee's Summit Senior Living Community
<b>West (across SE Ranson Rd):</b>	R-1 (Single-Family Residential District) - Oakhill Estates residential subdivision CP-2 (Planned Community Commercial District) - vacant commercial lots.

Site Characteristics	
There is a draw with an open creek and tree line that bisects the property (north/south) roughly in half. The 25.7 acre property generally slopes downward from the east and west property lines to the center of the property. The subject site displays the typical signs of a property that has historically been used as a hay field.	

Special Considerations	
Approval of the conceptual development plan does not constitute approval of a preliminary development plan for any phase shown on the conceptual development plan. By approving the conceptual development plan, the Governing Body is preserving to itself full legislative discretion to review a preliminary development plan for each phase shown on the conceptual development plan, or for the entire property, as may be applicable, including review and consideration of all criteria governing preliminary development plans as set forth in the UDO.	

## 3. Project Proposal

Site data	
Current Zoning	CP-2 (Planned Community Commercial District)
Proposed Zoning	PMIX (Planned Mixed-Use District)
Site Area	2.0 Acres - Lot 1 1.2 Acres – Lot 2

	0.94 Acres – Lot 3 1.23 Acres – Lot 4 2.23 Acres – Lot 5 5.90 Acres – Lot 6 10.2 Acres – Lot 7 <u>2.0 Acres – Detention Tract</u> <b>25.7 Acres (1,119,492 sf.) Total</b>
Proposed Conceptional uses	Convenience store Commercial pad sites Restaurant w/drive through Contractor garages Storage units Residential (fourplexes)

Densities, lot sizes, structure heights and structure setbacks shall be established as a part of the preliminary development plan approval process for each lot.

#### 4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250, 2.260	Rezoning
2.400	Conceptual Development Plan

#### 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2 Objective 2.4
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3
Commercial Development	Objective 4.1 Objective 4.3
Industrial Development	Objective 5.1 Objective 5.3

## **6. Analysis**

### **Background and History**

- December 9, 1986 – The City Council approved the annexation of a tract of land that included the subject property by Ord. #2896.
- September 29, 2006 – A preliminary development (#2006-227) plan and special use permit (#2006-228) applications were filed for Belmont Shoppes by Belmont Partners, LLC. The subject application was withdrawn prior to reaching the Planning Commission or City Council for public hearings.

### **Analysis of Rezoning**

The proposal is to rezone 25.7 acres from CP-2 (Planned Community Commercial District) to PMIX (Planned Mixed-Use District). The associated conceptual development plan includes a convenience store, commercial pad sites, a restaurant w/drive through, contractor garages, storage units and 100 units of residential (25 fourplexes). No development may occur on the subject property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO. The applicant has requested the PMIX zoning district to allow for flexibility with the layout of the final site plan. Given the mix of possible future uses and the fact that a final site plan has not been designed, staff believes the request zoning district is appropriate.

### **Comprehensive Plan**

The proposed conceptual plan and rezoning is consistent with the land use recommended by the Comprehensive Plan. The proposed project meets the objectives of the Comprehensive Plan as it is establishing a well-defined type of land use mix for the property that is consistent with the character of the area and provides for transition between land uses of varying intensities.

### **Compatibility**

The proposed conceptual plan uses sound planning principals by providing for a transition from the more intense commercial and industrial uses to the existing single-family homes by the means of the proposed fourplexes.

### **Adverse Impacts**

The proposed development is not anticipated to detrimentally impact the surrounding area. There is adequate water supply along SE Oldham Pkwy. Increases in traffic, sanitary sewage and stormwater runoff will be required to be mitigated. Preliminary studies have been provided and evaluated by City staff for each infrastructure aspect. The exact requirements for such mitigation will be evaluated and determined during all future preliminary development plans.

### **Public Services**

The proposed development is not anticipated to detrimentally impact public services in the area. Increased demand on public service will be evaluated and determined during all future preliminary development plans. If warrants are met additional mitigation may be required for approval of future development.

### **Unified Development Ordinance**

A conceptual development plan is designed to allow review of developments or redevelopments, consisting of larger acreages or multiple uses, prior to review of one or more preliminary development plans for part or all of the property. A conceptual development plan is not intended to replace a preliminary development plan, but rather is designed to provide additional flexibility to review developments and redevelopments in the early stages of the process. A conceptual development plan provides a framework for which phases of the development will occur.

No development may occur on any property for which only a conceptual development plan has been approved. If the conceptual development plan is used, no construction may occur on any such property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.

### **Recommendation**

With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

## **7. Recommended Conditions of Approval**

### **Site Specific Conditions**

1. No construction may occur on any property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.
2. A regional detention basin will be required to be a part of the initial preliminary development plan.

### **Standard Conditions of Approval**

3. Any relocation of public sanitary sewer or water mains will be required to meet all design criteria as shown in the Design and Construction Manual at the time of submission.
4. 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.
5. 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).
6. 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.
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. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

9. 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.
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 2018 International Fire Code.