



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-378
File Name	Preliminary Development Plan – Mid-Continent Public Library
Applicant	Mid-Continent Public Library
Property Address	1000 NE Colbern Rd.
Planning Commission Date	January 9, 2020
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: May 7, 2019
Neighborhood meeting conducted: December 5, 2019
Newspaper notification published on: December 21, 2019
Radius notices mailed to properties within 300 feet on: December 20, 2019
Site posted notice on: December 20, 2019

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Attachments

Transportation Impact Analysis prepared by Michael Park, dated January 3, 2020 – 2 pages
Traffic Impact Study prepared by Olsson, dated October 2019 – 30 pages
Preliminary Storm Water Management Study by Olsson, dated December 2019 – 11 pages
Preliminary Development Plan, date stamped December 10, 2019 – 16 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Mid-Continent Public Library/Owner
Applicant's Representative	Jake Wimmer/Owner Representative
Location of Property	1000 NE Colbern Rd.
Size of Property	±4.0 Acres
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Public/Semi-public
Procedure	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.
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.

Current Land Use
The subject property is currently the location of an existing Mid-Continent Public Library branch.

Description of Applicant's Request
The applicant is seeking approval of a preliminary development plan to construct a new 34,030 sq. ft. building for a library.

2. Land Use

Description and Character of Surrounding Area
The surrounding property to the north, east and west is currently undeveloped vacant commercially zoned parcels. To the south across NE Colbern Rd. is Lakeland Community Church and Paradise Park.

Adjacent Land Uses and Zoning

North:	CP-2 - vacant/undeveloped
South:	CP-2 - Lakeland Community Church and Paradise Park
East:	CP-2 - vacant/undeveloped
West:	CP-2 - vacant/undeveloped

Site Characteristics
The subject property is the location of an existing 15,100 sq. ft. library.

Special Considerations

The existing library building will be removed in whole and replaced with the proposed structure.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	64%
Pervious:	36%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	163	Total parking spaces required:	136
Accessible spaces proposed:	8	Accessible spaces required:	4
Parking reduction requested?	No	Off-site parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1
Building Height
26'8"
Number of Stories
1 story
Floor Area Ratio
0.15 (0.55 Max)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
8.120,8.170,8.180	Design Standards
6.020	Permitted, conditional and special use tables

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Public Facilities And Services	Objective 6.3

6. Analysis

Background and History

- January 21, 1992 – The City Council approved the final site plan (Appl. #1992-083) for Mid-Continent Public Library.

Compatibility

The property is located approximately 550 feet east of the intersection of NE Colborn Rd. and NE Rice Rd. The elevations of the proposed structure will be a combination of aluminum composite metal (ACM) panels, masonry brick and glass. The 2005 Lee’s Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as Public/Semi-public. The proposed land use and building is in substantial compliance with the Lee’s Summit Comprehensive Plan.

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. Stormwater from the proposed development will be managed through an onsite stormwater detention system.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The existing road network has sufficient capacity to accommodate the proposed use; no improvements are required as part of the proposed development.

Unified Development Ordinance

The CP-2 zoning district allows for certain non-commercial uses including a libraries. Should the requested preliminary development plan be granted, the proposed development would satisfy any requirements applicable to the zoning district pursuant to UDO.

Building Materials. Conditional material proposed.

The applicant has requested the use of Aluminum composite metal (ACM) panels. The UDO restricts building materials to masonry, concrete, stucco, and glass. Metal is limited to be used in an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

As the quality of architectural metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. This proposed material is consistent with other recently approved developments in the City such as churches, car dealerships and the recently approved library branch at 2240 SE Blue Pkwy. The other materials proposed for the remaining portions of the elevations will be a combination of masonry brick and glass, and clear aluminum glass windows.

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. The use of aluminum composite metal (ACM) panels shall be granted as a conditional material as shown on the building elevations date stamped December 10, 2019.
2. Several references to a 1-year storm event remain in the body of the Preliminary Storm Water Management Study, however all calculations have been revised to use the 2-year storm event. Revisions to reference the 2-year storm event throughout the body of the study will be required on the Final Storm Water Management Study, which will be submitted with the Final Development Plan submittal.
3. Locate the Backflow Prevention Device as required in Design and Construction Manual Section 6901.H.3. This relocation will be required on the Final Development Plan submittal.
4. 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.
5. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated January 3, 2020, prepared by Michael Park, City Traffic Engineer.

Standard Conditions of Approval

6. 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.
7. 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.
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. 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.