



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

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## Development Services Staff Report

<b>File Number</b>	PL2024-188
<b>File Name</b>	PRELIMINARY DEVELOPMENT PLAN – Joint Operations Facility
<b>Applicant</b>	Hoefer Welker, applicant
<b>Property Address</b>	2 NE Tudor Rd
<b>Planning Commission Date Heard by</b>	October 10, 2024 Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

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### Public Notification

Pre-application held: June 11, 2024  
Neighborhood meeting conducted: August 26, 2024  
Newspaper notification published on: September 21, 2024  
Radius notices mailed to properties within 300 feet on: September 18, 2024  
Site posted notice on: September 20, 2024

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### Table of Contents

1. Project Data and Facts	2
2. Land Use	6
3. Project Proposal	7
4. Unified Development Ordinance (UDO)	8
5. Comprehensive Plan	9
6. Analysis	9
7. Recommended Conditions of Approval	12

### Attachments

Transportation Impact Analysis prepared by Erin Ralovo, P.E., dated September 30, 2024 – 2 pages  
Preliminary Development Plan, dated August 27, 2024 – 14 pages  
Preliminary Stormwater Report prepared by BHC, sealed September 11, 2024 – 15 pages  
Neighborhood Meeting Minutes, uploaded September 27, 2024  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Hoefer Welker / Developer
Applicant's Representative	Chris Krumrei
Location of Property	2 NE Tudor Rd
Size of Property	±11.58 acres (504,417 sq. ft.)
Number of Lots	1 lot
Building Area	95,599 sq. ft. – Police/Courts Building (existing) <b>43,639 sq. ft. – Joint Operations Facility Building (proposed)</b> <b>2,553 sq. ft. – Future Apparatus Bay (proposed)</b> <b>46,192 sq. ft (proposed)</b> <b>141,791 total sq. ft. (existing + proposed)</b>
Floor Area Ratio (FAR)	0.28 total FAR (0.55 FAR maximum in PO District)
Zoning	PO (Planned Office District)
Comprehensive Plan Designation	Civic
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><b>Duration of Validity:</b> 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	
	<p>The subject 11.6-acre property is the site of the existing 93,507 sq. ft. Lee's Summit Police and Municipal Court building at the northwest corner of NE Douglas St and NE Tudor Rd. The western portion of the site is an open area that is ringed by a walking/jogging trail.</p>

**Description of Applicant's Request**

The applicant proposes a preliminary development plan (PDP) for the 43,639 sq. ft. Joint Operations Facility and a future 2,553 sq. ft. apparatus bay building north of the operations facility. The proposed buildings will be constructed in the open area west of the existing Police and Municipal Court building. The proposed Joint Operations Facility and apparatus do not impact the existing Police and Municipal Court building. The new facility will serve the Fire, Police, Public Works and Information Technology Departments by housing the following: Fire Administration, training space, an emergency operations center, public safety communications, traffic monitoring center and information technology resources. The plan also includes some relocation of parking spaces that will be displaced by the proposed improvements. From an architectural perspective, the Joint Operations Facility building will be a 2-story structure with exterior materials consisting of brick, pre-cast concrete, composite metal panel and storefront glazing. The future apparatus bay will have a pre-cast concrete and brick exterior.

The applicant requests a modification to the medium-impact landscape buffer along the property line adjacent to the vacant residentially-zoned property to the north. Staff supports the requested modification and additional information on this is provided later in this report.

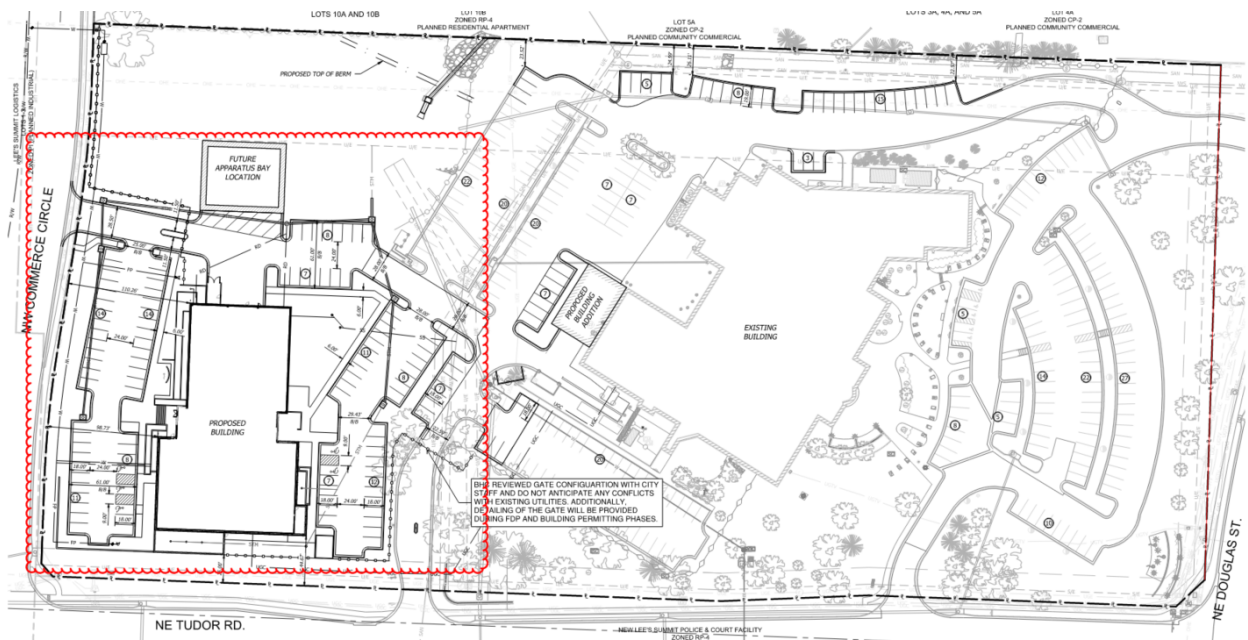


Figure 1 - Site Plan (proposed improvements clouded in red)

**2. Land Use**

**Description and Character of Surrounding Area**

The subject property sits at the northwest corner of two arterial streets, NE Douglas St and NE Tudor Rd. The NE Douglas St corridor north of NE Tudor Rd is primarily commercial in nature, with some industrial uses and the Saint Luke's East Hospital campus. The NE Tudor Rd corridor west of NE Douglas St is primarily industrial in nature, with some existing and future multi-family residential development.

Additionally, the abutting undeveloped 6-acre site to the north has an approved preliminary development plan for future multi-family residential.

**Adjacent Land Uses and Zoning**

<b>North:</b>	Undeveloped acreage/RP-4 (Planned Apartment Residential); and Commercial/CP-2 (Planned Community Commercial)
<b>South (across NE Tudor Rd):</b>	Undeveloped acreage (future multi-family development)/RP-4
<b>East:</b>	Police and Municipal Court Building/PO
<b>West (across NW Commerce Dr):</b>	Logistics facility/PI (Planned Industrial)

**Site Characteristics**

The subject project area constitutes the westernmost portion of the property that currently houses the City’s Police and Municipal Court building. The 11.6-acre property makes up the entire block on the north side of NE Tudor Rd bounded by NE Douglas St on the east and NW Commerce Dr on the west. Access to the project area will be provided by a new driveway connection along NW Commerce Dr and the westernmost existing driveway connection along NE Tudor Rd; access to the project area may also be obtained from the existing driveway connection along NE Douglas St and the easternmost driveway connection along NE Tudor Rd. Topographically, the subject project area slopes from southwest to northeast.

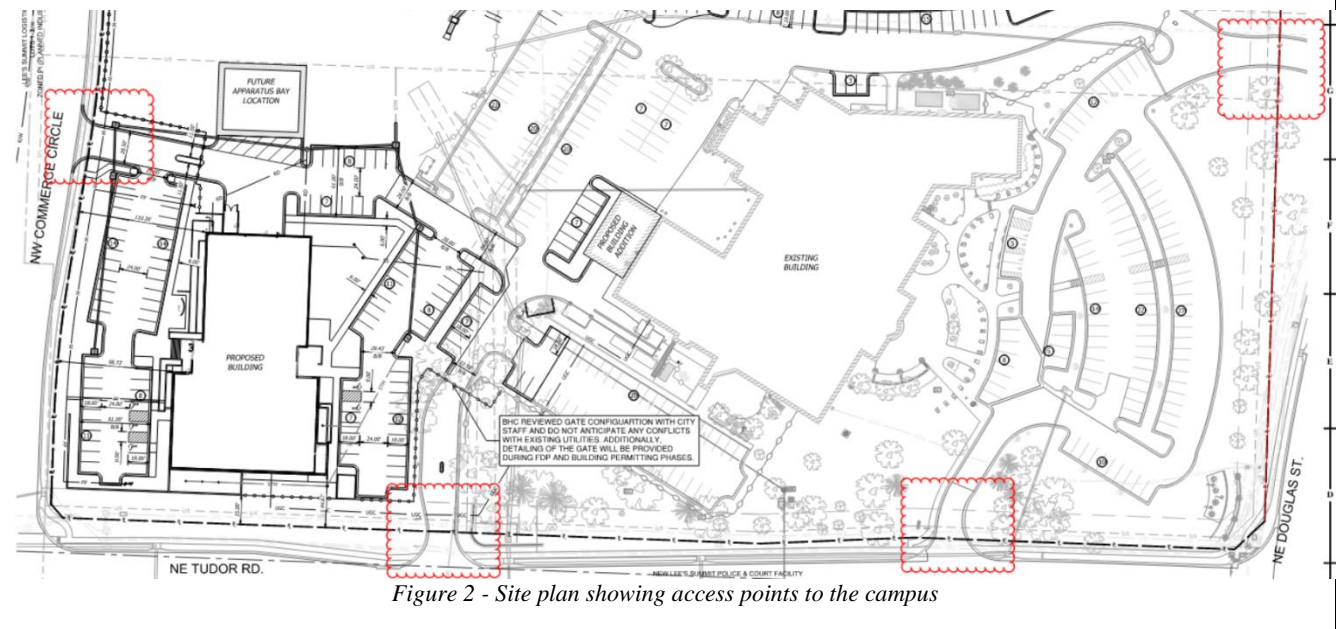


Figure 2 - Site plan showing access points to the campus

**Special Considerations**

None

### 3. Project Proposal

#### Site Design

Land Use	
Impervious Coverage:	59%
Pervious:	41%
<b>TOTAL</b>	<b>100%</b>

#### Parking

Proposed		Required	
Parking spaces – existing:	215	Total parking spaces required:	Per plan
Parking spaces – proposed:	156		
Total parking spaces:	371		
Accessible spaces proposed:	12	Accessible spaces required:	8
Parking Reduction requested?	No	Off-site Parking requested?	No

#### Structure(s) Design

# of Buildings	Use	Square Footage	FAR/Density	Height
1	Joint Operations Facility	43,639	0.08	2 story (40'-8")
1	Apparatus Bay (future)	2,553	0.05	1 story (20')

### 4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.170	Zoning Districts (PO)
2.320	Modifications
8.890,8.900	Buffer/screen Requirements

The PO (Planned Office) District is established to provide for both private and public administrative and professional offices. In that vein, the UDO lists governmental administration buildings like the existing Police and Municipal Court facility and the proposed Joint Operations Facility as uses permitted by right in the PO zoning district.

#### Neighborhood Meeting

The City hosted a neighborhood meeting on August 26, 2024, from 6:00-7:00 pm at the Police and Municipal Court building. No members of the public attended the meeting.

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities & Infrastructure	<p>Goal: Sustain and enhance City services and facilities to protect a high quality of life.</p> <p>Objective: Reduce facility costs while enhancing performance and sustainability.</p> <p>Objective: Maintain high-quality service levels for existing and future customers.</p>
Quality of Life	Objective: Enhance public safety.

The Ignite! Comprehensive Plan identifies the recommended future land use category for the subject property as Civic. The Civic land use category is intended to include all public, semi-public and institutional uses such as government buildings, government land and libraries. Use of the subject property by the existing Police and Municipal Court building and proposed Joint Operations Facilities for the creation of a public safety campus is consistent with the comprehensive plan.

The proposed Joint Operations Facility addresses a number of goals and objectives identified in the Ignite! Comprehensive Plan centered around enhancing public safety, City services and facilities to protect a high quality of life. The Joint Operations Facility allows Police and Fire communications to be housed together and thus yield operational and technological efficiencies; allow for future communication services expansion; and provide better training opportunities for public safety dispatchers.

The proposed Joint Operations Facility was included in the recently adopted Capital Improvement Plan (CIP) 2025-2029. The CIP represents the multi-year scheduling of public infrastructure improvements and expansion.

## 6. Analysis

### Background and History-

- November 15, 1994 – The City Council approved a rezoning (Appl. #1994-042) from R-1 to M-1-P (now PI) by Ordinance No. 4065.
- March 21, 1995 – The City Council approved a rezoning (Appl. #1994-049) from M-1-P (now PI) to G-OP (now PO) by Ordinance No. 4109.
- January 13, 1997 – The Planning Commission approved the preliminary plat (Appl. #1996-256) titled *Lee’s Summit Police and Court Facility*.
- January 21, 1997 – The City Council approved the final plat (Appl. #1996-257) titled *Lee’s Summit Police and Court Facility* by Ordinance No. 4397.
- January 21, 1997 – The City Council approved a final site plan (Appl. #1996-193) for the 67,466 sq. ft. Lee’s Summit Police and Court Facility.

- October 18, 2012 – The City Council approved a preliminary development plan (Appl. #2012-094) for a 30,661 sq. ft. addition to the existing 67,466 sq. ft. Lee’s Summit Police and Court Facility, to allow up to a total building area of 98,127 sq. ft. by Ordinance No. 7250.
- April 23, 2013 – Staff administratively approved a final development plan (Appl. #PL2013-006) for a 28,133 sq. ft. addition and renovation to the existing Lee’s Summit Police and Court Facility, yielding a total building area of 95,599 sq. ft.

**Compatibility**

The intersection of NE Douglas St and NE Tudor Rd is anchored by two civic uses in the form of Lee’s Summit North High School at the southeast corner and the Police and Municipal Court building at the northwest corner. The remaining corners of the intersection are composed of an office/retail center at the northeast corner and undeveloped acreage at the southwest corner for which there is an approved preliminary development plan for multi-family development. The proposed Joint Operations Facility builds upon the City’s existing area presence to expand the physical footprint of the campus that will house the City’s public safety operations and administrative offices in a centralized location.

The proposed development is not expected to negatively affect the aesthetics of the subject project area or neighboring properties. The proposed building architecture and material palette is compatible to the existing Police and Municipal Court building located on the same property. The proposed building materials include brick, precast concrete panel, glazing and composite metal panel accents in earth tones to complement the existing building.



Figure 3 – West (front) elevation

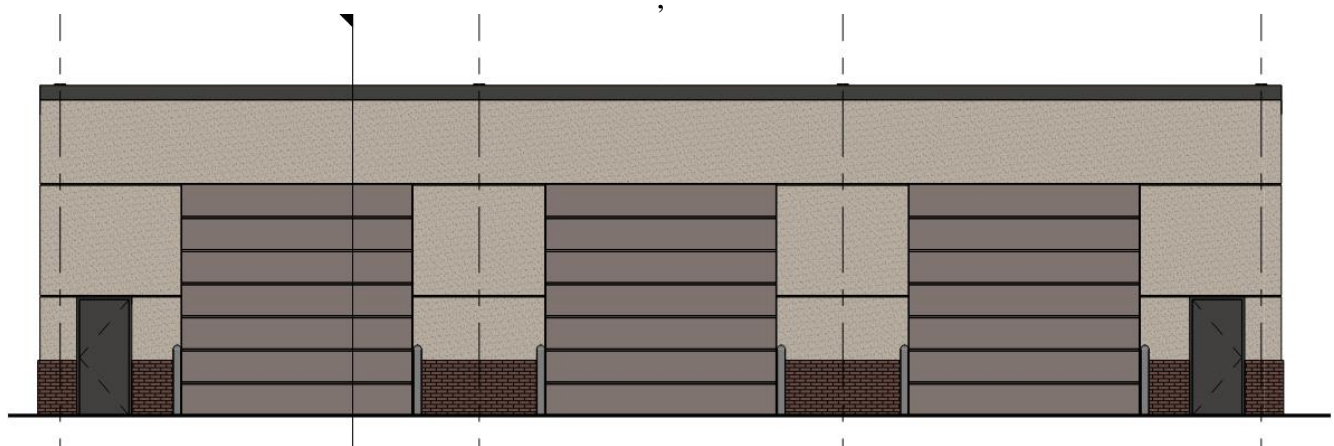


Figure 4 – Future accessory apparatus building

**Adverse Impacts**

The proposed development will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The northwest quadrant of the NE Douglas St/NE Tudor Rd intersection is anchored by the existing Police and Municipal Court building. The proposed Joint Operation Facility expands that City facility footprint onto the undeveloped western portion of the 11.58-acre campus. The existing and proposed City buildings serve as a buffer to transition from the abutting arterial corridors to the industrial, commercial and future residential uses to the west and north.

The subject development is not expected to create excessive storm water runoff for the area. The existing detention basin serving the current site improvements will be expanded to manage the additional storm water runoff generated by the proposed new building and associated parking lot. The expanded detention basin will make up the northwest corner of the subject property.

**Infrastructure**

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Sanitary sewer service will connect to an existing 8” main that runs through the subject City-owned property in a north-south orientation east of the proposed building location. Water service will connect to a 12” main located along the west side of NW Commerce Dr (off the northwest corner of the subject property).

From a road infrastructure standpoint, the proposed Joint Operations Facility will not necessitate any area road improvements; the existing street network has sufficient capacity to accommodate the expected traffic impact of the proposed operations facility.

**Conditional Materials**

The proposed building elevations for the Joint Operations Facility depict the use of composite metal panel on all four sides of the building ranging from 14.6% to 25.5% of the individual facades. However, the UDO currently only allows the use of metal in an incidental role such as trim, roofing, etc. The use of metal as a significant exterior material requires City Council approval as part of a preliminary development plan. The proposed use of metal as a percentage of exterior building material is consistent with previous approvals, which has historically hovered around an average of 30%. Staff is supportive of the use of metal for this project.



Figure 5 - Proposed east elevation

**Modifications**

**The applicant is seeking a modification to UDO Section 8.890 pertaining to minimum buffer/screen requirements.** Staff has reviewed the request and supports the requested modification for the reasons identified below.



- Required – 20'-wide landscape buffer/screen consisting of a mix of trees and shrubs along the northern property line adjacent to the undeveloped residentially-zoned parcel
- Proposed – 20'-wide landscape buffer/screen consisting of only shrubs along the northern property line adjacent to the undeveloped residentially-zoned parcel. The proposed combination of shrub varieties provide year-round foliage for screening purposes and for visual interest.
- Recommended – The buffer/screen area along the northern boundary of the subject property is encumbered by a 100'-wide electrical easement. Within said easement are two (2) sets of overhead power lines that run east-west across the entirety of the subject property. Underground electric lines and sanitary sewer lines are also located within the 20' buffer/screen area. The combined presence of the overhead and underground utilities along the northern property line limit the ability to plant trees due to height considerations and depth of their root systems, but does not inhibit the ability to plant shrubs through that area. It should also be noted that the proposed buildings will be located well south of the shared property line that separates the subject project site and the future multi-family development site to the north. The future apparatus bay building is located 100' south of the north property line; the Joint Operations Facility building is located 248' south of the north property line. The detention pond located between the proposed buildings and north property line ensure that a spatial buffer is maintained between future building improvements on the abutting lots. Staff supports the modification request.

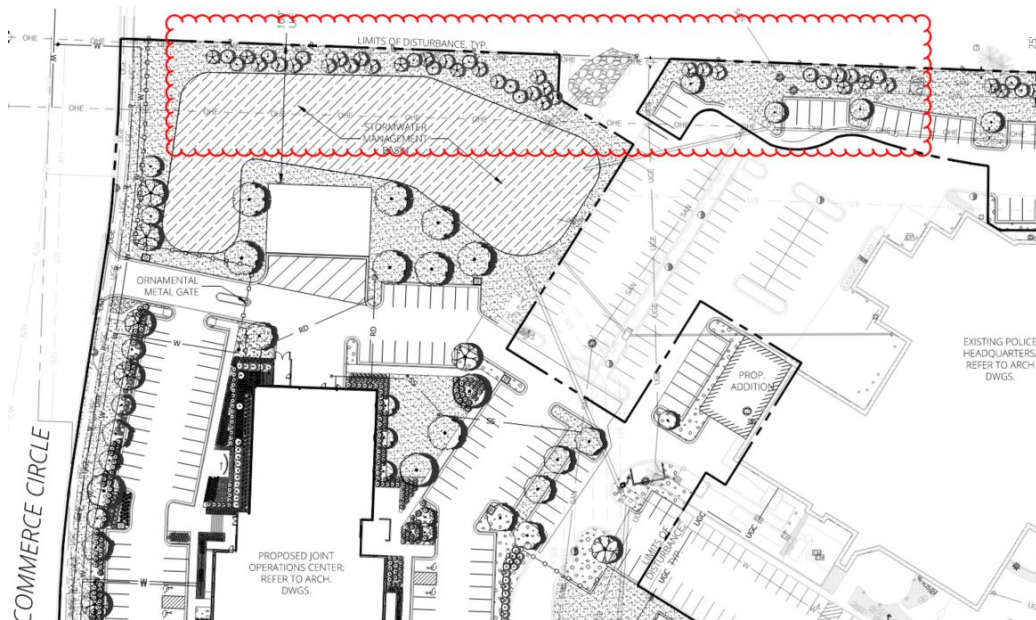


Figure 6 – Buffer/screen area.

**Recommendation**

With the conditions of approval below, the application meets the Ignite! Comprehensive Plan and requirements of the UDO and Design and Construction Manual (DCM).

**7. Recommended Conditions of Approval**

**Site Specific**

1. A modification shall be granted to the medium impact landscape buffer/screen along the north property line, to allow the planting of only shrubs as depicted on the landscape plan dated August 27, 2024.
2. Development shall be in accordance with the preliminary development plan dated August 27, 2024, inclusive of the architectural elevations contained therein depicting the use of architectural composite metal panel systems.

### **Standard Conditions of Approval**

3. 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.
4. 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).
5. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
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. A waiver is required for the freeboard requirement related to the 100% clogged/zero available and the top of the dam for the detention basin. Staff will support a waiver from the normal 1.00 feet, down to 0.75 feet as discussed in the Preliminary Stormwater Report dated Sep. 11, 2024. The waiver request shall be submitted on template forms provided by the City, and shall be accompanied by a summary sheet with citations of the Design and Construction Manual to be waived, along with a rationale for the waiver. The waiver shall also be accompanied by an exhibit(s). All shall be signed and sealed by a registered design professional licensed in the State of Missouri.
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.
11. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

The hydrant shall be moved closer to the gate. It is recommended that the hydrant shown at the northwest corner of the building be moved to the island to the north, near the gate.

All fire lanes shall be designed and built to support 75,000-pounds.

12. 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.
13. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
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.