



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

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## Development Services Staff Report

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|------------------------------------------|------------------------------------------------------------------------------------------|
| <b>File Number</b>                       | PL2022-314 – PRELIMINARY DEVELOPMENT PLAN – Arborwalk West                               |
| <b>Applicant</b>                         | Christie Development Associates, LLC                                                     |
| <b>Location</b>                          | 3640 SW Arboridge Dr.                                                                    |
| <b>Planning Commission Date Heard by</b> | April 13, 2023<br>Planning Commission and City Council                                   |
| <b>Analyst</b>                           | C. Shannon McGuire, Planner                                                              |
| <b>Checked By</b>                        | Hector Soto, Jr., AICP, Senior Planner<br>Sue Pyles, PE, Development Engineering Manager |

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### Public Notification

Pre-application held: June 26, 2022  
Neighborhood meeting conducted: February 7, 2023  
Newspaper notification published on: March 4, 2023  
Radius notices mailed to properties within 300 feet on: March 23, 2023  
Site notice posted on: March 3, 2023, 2022

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### Attachments

Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023 – 4 pages  
Traffic Impact Study by Priority Engineers, Inc. dated February 22, 2023 – 13 pages  
Micro Stormwater Drainage Study by Olsson, dated August 25, 2022, – 15 pages  
Preliminary Development Plan, dated February 7, 2023 – 11 pages

Elevations (Casey’s), dated October 5, 2022 – 2 pages

Elevations (Valvoline), received February 7, 2023 – 1 page

Elevations (The Learning Experience), received August 26, 2022 – 1 page

Location Map

## 1. Project Data and Facts

| Project Data                          |                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant/Status</b>               | Christie Development Associates, LLC /Developer                                                                                                                                                                                                                                                                                                                         |
| <b>Applicant’s Representative</b>     | Garrett Fugate                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location of Property</b>           | 3640 SW Arboridge Rd.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Size of Property</b>               | 1.51 acres (65,775 sq. ft.) Lot 1<br>0.93 acres (40,510 sq. ft.) Lot 2<br>1.52 acres (66,646 sq. ft.) Lot 3<br><b>3.96 acres (172,933 sq. ft.) total</b>                                                                                                                                                                                                                |
| <b>Number of Lots</b>                 | 3 Lots                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Building Area</b>                  | 4,569 sq. ft – Casey’s<br>1,800 sq. ft. – Valvoline<br>10,000 sq. ft. – The Learning Experience<br><b>16,369 sq. ft. total</b>                                                                                                                                                                                                                                          |
| <b>Building Height</b>                | 23’ 10” – Casey’s<br>28’ 11” – Valvoline<br>23’ 10” – The Learning Experience                                                                                                                                                                                                                                                                                           |
| <b>Number of Buildings</b>            | 3                                                                                                                                                                                                                                                                                                                                                                       |
| <b>FAR (Floor Area Ratio)</b>         | 0.07 – Casey’s<br>0.04 – Valvoline<br>0.15 – The Learning Experience                                                                                                                                                                                                                                                                                                    |
| <b>Parking Spaces – Required</b>      | 22 – Casey’s<br>5 – Valvoline<br>25 – The Learning Experience<br><b>52 total</b>                                                                                                                                                                                                                                                                                        |
| <b>Parking Spaces – Proposed</b>      | 23 – Casey’s<br>6 – Valvoline<br>44 – The Learning Experience<br><b>73 total</b>                                                                                                                                                                                                                                                                                        |
| <b>Zoning</b>                         | PMIX (Planned Mixed Use District)                                                                                                                                                                                                                                                                                                                                       |
| <b>Comprehensive Plan Designation</b> | Commercial                                                                                                                                                                                                                                                                                                                                                              |
| <b>Procedure</b>                      | 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.<br><br><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. |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|
| <b>Current Land Use</b>                                                                                               |
| The subject 3.96-acre property is currently undeveloped vacant ground located in the Arborwalk mixed-use subdivision. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description of Applicant’s Request</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The applicant proposes a preliminary development plan (PDP) to construct a 4,569 sq. ft gas station/convenience store (Casey’s), an 1,800 sq. ft. quick change oil service center (Valvoline) and a 10,000 sq. ft. day care center (The Learning Experience). Access to the daycare will be shared with the adjacent church through the private drive on the north side of the subject property. Access to the Casey’s and Valvoline will be through a full access on SW Arboridge Dr and a right-in, right-out on M-150 Hwy. |

## 2. Land Use

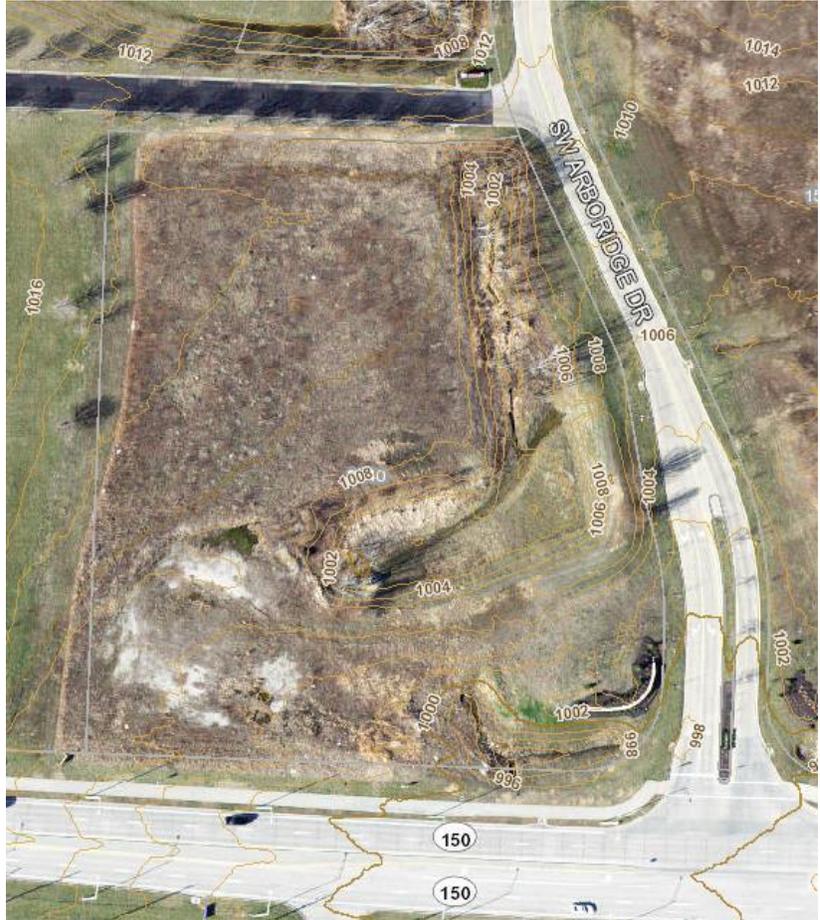
|                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description and Character of Surrounding Area</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| The subject site is located on the north side of M-150 Highway at the northwest corner of the intersection of M-150 Hwy and SW Arboridge Dr. Located on the north and west sides of the subject site is the Holy Spirit Catholic Church. East across SW Arboridge Dr is the location of the recently approved Raintree Village assisted living and memory care development. South across M-150 Highway is the AG-zoned Journey Church Campus. |

### Adjacent Land Uses and Zoning

|                                        |                                    |
|----------------------------------------|------------------------------------|
| <b>North:</b>                          | Holy Spirit Catholic Church / PMIX |
| <b>South (across M-150 Hwy):</b>       | Journey Church Campus / AG         |
| <b>East (across SW Arboridge Dr.):</b> | Vacant / PMIX                      |
| <b>West:</b>                           | Holy Spirit Catholic Church / PMIX |

|                             |
|-----------------------------|
| <b>Site Characteristics</b> |
|-----------------------------|

The site is an undeveloped lot that largely slopes from the northwest to the southeast. A low lying depression is located generally along the eastern property line and vaguely resembles the shape of a backwards “L”. The property is mostly covered in short vegetative growth with a few sporadic trees along the southern and eastern property lines.



**Special Considerations**  
 The subject site is located within the M-150 Corridor Development Overlay (CDO) District.

## 2. Project Proposal

### Site Design

| Land Use             |                                                                |
|----------------------|----------------------------------------------------------------|
| Impervious Coverage: | 64% - Lot 1<br>49% - Lot 2<br>47% - Lot 3<br><b>54 % total</b> |
| Pervious:            | 36% - Lot 1<br>51% - Lot 2<br>53% - Lot 3<br><b>46 % total</b> |

|              |             |
|--------------|-------------|
| <b>TOTAL</b> | <b>100%</b> |
|--------------|-------------|

**Parking**

| <b>Proposed</b>                |                                                                 | <b>Required</b>                |                                                                 |
|--------------------------------|-----------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------|
| Total parking spaces proposed: | 23 – Lot 1<br>6 – Lot 2<br>44 – Lot 3<br><b>73 total spaces</b> | Total parking spaces required: | 22 – Lot 1<br>5 – Lot 2<br>25 – Lot 3<br><b>52 total spaces</b> |
| Accessible spaces proposed:    | 1 – Lot 1<br>1 – Lot 2<br>2 – Lot 3                             | Accessible spaces required:    | 1 – Lot 1<br>1 – Lot 2<br>1 – Lot 3                             |
| Parking Reduction requested?   | No                                                              | Off-site Parking requested?    | No                                                              |

**Structure(s) Design**

|                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Number and Proposed Use of Buildings</b>                                                                                                         |
| 1 / gas station & convenience store (Casey’s),<br>1 / quick change oil service center (Valvoline)<br>1 / day care center (The Learning Experience). |
| <b>Building Height</b>                                                                                                                              |
| 23’ 10” – Casey’s<br>28’ 11” – Valvoline<br>23’ 10” – The Learning Experience                                                                       |
| <b>Building Size</b>                                                                                                                                |
| 4,569 sq. ft – Casey’s<br>1,800 sq. ft. – Valvoline<br>10,000 sq. ft. – The Learning Experience<br><b>16,369 sq. ft. total</b>                      |
| <b>Number of Stories</b>                                                                                                                            |
| 1 story                                                                                                                                             |
| <b>Floor Area Ratio</b>                                                                                                                             |
| 0.07 – Casey’s<br>0.04 – Valvoline<br>0.15 – The Learning Experience<br><b>0.09 – proposed total FAR (0.55 max in the PMIX zoning district)</b>     |

**Setbacks (Perimeter)**

| Yard | Required Minimum | Proposed |
|------|------------------|----------|
|------|------------------|----------|

|       |                                                      |                                                                                                                                                |
|-------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Front | 15' (Building) / 20' (Parking)                       | 57.7' (Building) / 20' (Parking) - Lot 1<br>91.1' (Building) / 20' (Parking) - Lot 2<br>175' (Building) / 43.5' (Parking) - Lot 3              |
| Side  | 10' (Building) / 6' (Parking)<br>0' (Shared Parking) | 43.5' (Building) / 0' (Shared Parking) - Lot 1<br>32.3' (Building) / 0' (Shared Parking) - Lot 2<br>26' (Building) / 20' (Parking) - Lot 3     |
| Rear  | 20' (Building) / 6' (Parking)<br>0' (Shared Parking) | 57.7' (Building) / 0' (Shared Parking) - Lot 1<br>91.1' (Building) / 0' (Shared Parking) - Lot 2<br>175' (Building) / 136.3' (Parking) - Lot 3 |

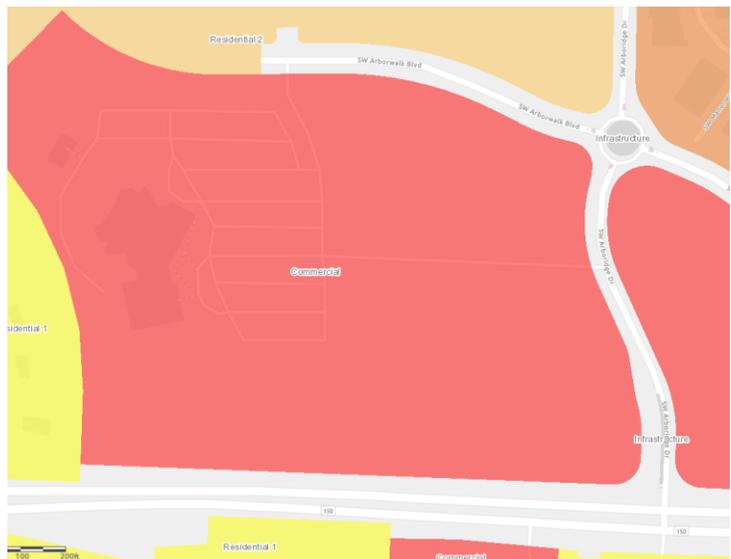
#### 4. Unified Development Ordinance (UDO)

| Section     | Description                  |
|-------------|------------------------------|
| 2.260,2.300 | Preliminary Development Plan |
| 4.240       | Zoning Districts             |
| 5.510       | M-150 CDO Design Standards   |

#### 5. Comprehensive Plan

| Focus Areas                 | Goals, Objectives & Policies |
|-----------------------------|------------------------------|
| Resilient Economy           | Goal 3.3.A                   |
| Land Use & Community Design | Goal 3.7.A                   |

The 2021 Ignite Comprehensive Plan land use map identifies the subject site's future recommended land use as Commercial. The Gas station/convenience store, oil change facility and day care are land uses allowed in the existing PMIX zoning district per approved plan.



## 6. Analysis

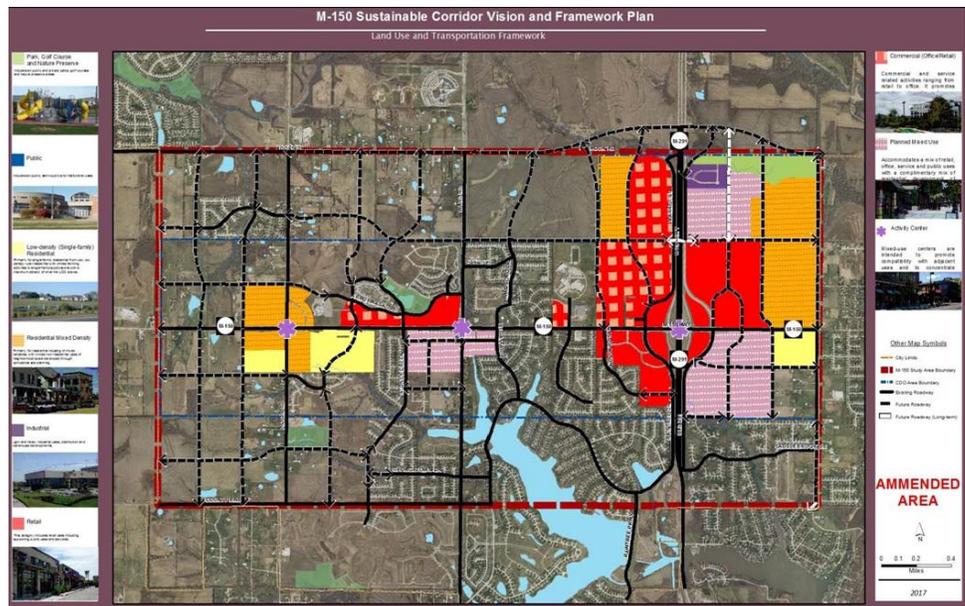
### Background and History

- June 19, 2003 – The City Council approved a rezoning (Appl. #2002-224) from AG (Agricultural) to PMIX and preliminary development plan (Appl. #2002-225) for Arborwalk by Ordinance No. 5548.

### M-150 CDO design standards

The subject property is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. In an effort to promote sustainable development within the M-150 Corridor, the overlay district encourages the integration of water and energy conservation techniques in site planning and building design by establishing minimum sustainability requirements. To address these requirements, the developer has proposed to incorporate the following features:

- Energy-efficient materials
- Materials that are produced from renewable resources
- Xeriscape or water-conserving landscape materials



### Compatibility

The proposed building materials are compatible with the design and construction of existing buildings in the surrounding developments and throughout the community. The building materials utilized in the design of the proposed building include a combination of brick, stone and glass for Casey's; EIFS, brick, glass and cast stone for Valvoline; and stucco, brick and glass for The Learning Experience.





**Adverse Impacts**

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property. The development is not expected to create an excessive amount of stormwater runoff. No on-site stormwater detention will be provided. Stormwater from the proposed development has been previously accounted for in existing regional detention facilities located upstream of the project within the Arborwalk development.

**Public Services**

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water for the proposed development will utilize existing public water and sewer lines that are on the property. Sanitary sewer for the proposed development will utilize a public sanitary sewer main that is being extended to the project by an adjacent development. Should that main extension not be completed by the adjacent development, this project would be responsible to construct a public sanitary main from the existing sanitary located approximately 1910 feet (+/-) to the south, in the Napa Valley development, to the project boundary.

**Recommendation**

With the conditions of approval below, the application meets 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 dated February 7, 2023, and the following elevations: Casey's dated October 5, 2022; Valvoline received February 7, 2023; and The Learning Experience received August 26, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis by Brad Cooley, PE, dated April 7, 2023.

### **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. 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. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
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.
10. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Depending on the quantity of fuel available for retail sale, a Hazardous Materials Permit (HMP) may be required. Submit quantity information. An HMP is required for propane exchange. The quantity of used and new oil for the Valvoline may also require a HM Permit.

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.
12. A plat shall be approved and recorded prior to any building permits being issued.