

The City of Lee's Summit

Action Letter

Planning Commission

Tuesday, September 11, 2018

5:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Call to Order

Roll Call

Present: 5 - Board Member Carla Dial
Board Member Jason Norbury
Board Member Don Gustafson
Board Member Donnie Funk
Board Member Jeff Sims

Absent: 4 - Board Member Colene Roberts
Board Member Dana Arth
Board Member Herman Watson
Board Member Jake Loveless

Approval of Agenda

A motion was made by Board Member Funk, seconded by Board Member Gustafson, that this Agenda be approved. The motion carried unanimously.

Public Comments

There were no Public Comments at the meeting.

1. Approval of Consent Agenda

- A. [TMP-1017](#) Appl. #PL2018-111 - FINAL PLAT - Napa Valley, 4th Plat, Lots 147-165;
Engineering Solutions, LLC, applicant

A motion was made by Board Member Funk, seconded by Board Member Dial, that this application be approved. The motion carried unanimously.

- B. [TMP-1015](#) Appl. #PL2018-122 - FINAL PLAT - Summit View Farms, 3rd Plat, Lots 51-74 and
Tract C; Summit View Farms Development Group, LLC, applicant

A motion was made by Board Member Funk, seconded by Board Member Dial, that this application be approved. The motion carried unanimously.

- C. [2018-2288](#) Appl. #PL2018-147 - SIGN APPLICATION - Price Chopper (Starbucks), 251 SW
Greenwich Dr; Schurle Signs, Inc., applicant

A motion was made by Board Member Funk, seconded by Board Member Dial, that this application be approved. The motion carried unanimously.

D. [2018-2293](#) Approval of the August 28, 2018 Planning Commission Minutes

A motion was made by Board Member Funk, seconded by Board Member Dial, that the minutes be approved. The motion carried unanimously.

Public Hearings

2. [2018-2219](#) Continued Appl. #PL2018-101 - REZONING from PI to PMIX and PRELIMINARY DEVELOPMENT PLAN - Woodland Glen; Schlagel & Associates, applicant (continued to a date certain of October 11, 2018, at staff's request)

Chairperson Norbury opened the hearing at 5:02 p.m. and stated that Application PL2018-101 was requested to be continued to a date certain of October 11, 2018, at staff's request. He asked for a motion to continue.

Mr. Funk made a motion to continue Application PL2018-101 to a date certain of October 11, 2018. Mr. Gustafson seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Gustafson, that this Application be continued to the Planning Commission, due back on 10/11/2018. The motion carried unanimously.

3. [2018-2284](#) Continued Appl. #PL2018-108 - PRELIMINARY DEVELOPMENT PLAN - Douglas Corners Lot 1B, 150 NE Tudor Rd; HG Consult, Inc., applicant

Chairperson Norbury opened the hearing at 5:03 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. Robert Thompson of Thompson Properties stated that he was the applicant. He gave his home address as 2151 SW Forest Park Court in Lee's Summit. Three years ago he had bought the corner property, which included a lot with the old Missouri Gas Energy building. His company had renovated it and now wanted to develop about 8,000 square feet for professional type offices and light retail. The current office and medical uses included an attorney's office, a real estate office, a title company and the Summit Rehab rehabilitation center. The Little Sports shop was a light retail use, as it did mostly contract work. These were the types of users the applicant wanted. The building's lower level would be about 8,000 square feet, with five to seven tenants. The second level, about 4,500 square feet, would have four apartments. These would have one bedroom, but the footprint size would be that of a typical two-bedroom unit. This meant that all the rooms would be extra-large including the bedroom. Maintenance would be provided. The typical tenants would likely be single people in their 40s and 50s.

Following Mr. Thompson's presentation, Chairperson Norbury asked for staff comments.

Mr. McGuire entered Exhibit (A), list of exhibits 1-13 into the record. He reviewed that the applicant proposed a 12,468 square foot, two story building at 150 NE Tudor Road. The 7,972 square foot first floor would be retail use, with four apartments on the 4,496 square foot second floor. The applicant requested, and staff supported, a modification to omit the required high-impact landscaping buffer at the north end adjacent to R-1 development. A portion of the subject property was undeveloped, with an existing parking lot on the remainder. Commercial uses would be adjacent to the proposed building on the north, west

and south, and 83 feet of the north boundary was next to the Maple Tree single-family subdivision. A six-foot wood fence was already at this boundary. A church occupied the property to the east, which was zoned PI. Retail use, with second story residential lofts, was consistent with the recommended land use in the Comprehensive Plan and compatible with existing uses.

The reference in staff's report to the applicant proposing 60 parking spaces ("Project Information") was incorrect. The applicant proposed to provide 46 of the UDO's required 48 spaces. Two spaces would be shared with the existing Douglas Corners parking. It had 142 stalls, 46 more than required. Considering this amount of available shared parking, staff was in favor of the parking plan. Mr. McGuire then displayed colored elevations of the proposed buildings, showing stucco, stone, porcelain tile and glass as materials. The second-story apartments would have rooftop decks.

The UDO required a high-impact screening buffer along the north property line, adjacent to the residential zoned property. A medium-impact screening buffer was required next to the PI zoned property on the east property line. Recommendation Items 1 and 2 requested that no buffering be done. Landscaping was not feasible due to the sanitary sewer line and utility easements on these property lines. The applicant proposed planting shrubs and trees next to the building on the north and east sides. Staff supported both requested modifications.

Following Mr. McGuire's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then asked if the Commission had questions for the applicant or staff. As there were none, Chairperson Norbury asked if there was any public comment. Hearing none, he closed the public hearing at 5:10 p.m. and asked for comments.

Chairperson Norbury noted to the applicant that Commission members had been wanting to see a vertical mixed-use project, and this appeared to be a good one. Mr. Funk agreed, commenting that this was the kind of project the Commission needed to see. As there were no further comments, Chairperson Norbury called for a motion.

Mr. Funk made a motion to recommend approval of continued Application PL2018-108, Preliminary Development Plan, Douglas Corners Lot 1B, 150 NE Tudor Rd.; HG Consult, Inc., applicant; subject to staff's letter of September 7, 2018, specifically Recommendation Items 1 and 2. Mr. Sims seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Sims, that this Application was recommended for approval to the City Council - Regular Session, due back on 10/2/2018. The motion carried unanimously.

4. [2018-2298](#) Appl. #PL2018-121 - PRELIMINARY DEVELOPMENT PLAN - 291 Self Storage, 920 NE Deerbrook St; Strickland Construction Co., applicant (continued to a date uncertain, at staff's request)

Chairperson Norbury opened the hearing at 5:11 p.m. and stated that Application PL2018-121 was requested to be continued to a date uncertain, at staff's request. He noted that this application had been continued previously, and asked Mr. Soto what was the process for it reappearing on the agenda. Mr. Soto replied that once staff had determined a date, they would work with the applicant to send out the required notification. The notice and date would be published in the newspaper and a sign about the hearing posted on the property. Chairperson Norbury asked if at some point an application could expire altogether, and Mr. Soto answered that according to the UDO, an application would be null and void if there was no action on an application within a year. Chairperson Norbury then asked for a motion to

continue.

Mr. Funk made a motion to continue Application PL2018-121, Preliminary Development Plan, 291 Self Storage, 920 NE Deerbroke St.; Strickland Construction Co., applicant to a date uncertain. Mr. Sims seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Sims, that this Application be continued to the Planning Commission, to a date uncertain, at staff's request. The motion carried unanimously.

5. [2018-2295](#)

Continued Appl. #PL2018-135 - REZONING from RP-3 to PMIX, Preliminary Development plan and Conceptual Development Plan - West Pryor, 300 NW Pryor Rd; City of Lee's Summit, applicant

Chairperson Norbury opened the hearing at 5:14 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. McGuire entered Exhibit (A), list of exhibits 1-15 into the record. He related that the application was for rezoning of 27.97 acres from RP-3 to PMIX, and a preliminary development plan for a new fire station. The plan showed future anticipated development to the north and east of the new station, which would replace the existing Fire Station 3, currently located to the south at SW 3rd Street and Pryor Road. The proposed station would be a total 16,050 and have four vehicle bays as well as facilities for 24-hour staffing. The applicant requested a modification for the high-impact landscape buffer location. The 2005 Comprehensive Plan showed the area as "Mixed Use/John Knox Village". The Comprehensive Plan did originally consider this property potentially part of John Knox Village; however, they now wanted to sell the property for off-site commercial/public development. Staff supported this development, considering its use appropriate for this location along the Pryor Road corridor. The RP-3 properties to the north and west would be part of the proposed Woodside Ridge development. The R-1 properties to the south were part of Sterling Hills. John Knox Village, zoned PMIX, was east of the subject property across Pryor Road.

The conceptual plan was for a mix of commercial uses including a bank and grocery store, medical uses, office and retail. Mr. McGuire emphasized that a conceptual plan did not replace a preliminary development plan. It was intended to provide additional flexibility in reviewing a development, or redevelopment, in the early stages, and in general to create a framework to work with. For this meeting, the applicants were asking for approval only for the fire station site. The conceptual plan was for the area surrounding the fire station, with preliminary development plan approval being a separate application. Elevations of the proposed station showed brick, cast stone, EFIS and a standing-seam metal roof. The architectural character would be similar to that of Fire Station 2, on NW Rice Road, shown on the color elevation.

Recommendation Item 1 pertained to the applicant's requests for a modification to landscape buffering requirements. The applicants proposed to install a landscaping buffer on an abutting common area tract in Woodside Ridge. This alternative would be consistent with the subdivision's preliminary development plan and its landscaping buffer requirements. Recommendation Item 2 specified that the development would be "subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated September 6, 2018."

Following Mr. McGuire's presentation, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. As there were none, He then opened the hearing for questions from the Commission.

Regarding the conceptual plan, Chairperson Norbury noted that the Commission had heard the Woodside Ridge application at the most recent meeting. Concerns had been raised and discussed about changing from RP-3 to R-1 single-family zoning. He recalled a discussion in particular about transitional space from development in John Knox Village, which resembled RP zoning, to single-family use. He asked if the conceptual plan identified this kind of transitional use between John Knox Village and Woodside Ridge.

Mr. Johnson noted two questions: a concern about the transition between John Knox and this proposed commercial use, and a transition between the commercial use and the approved R-1 project further to the west. Chairperson Norbury recalled a statement in last meeting's hearing that the RP-3 designation was a transition between single-family and multi-family development. What the Commission then heard about was a buffer between the single-family development and Pryor. What could come after would be an office park, a multi-family development or a vertical mixed use, such as in the prior application tonight. Mr. Johnson stated that if an applicant did not have an overall style guide or true master plan, they would propose a use and that use would be subject to a base zoning designation. Office use would be PO, commercial CP-2 and so on. In this instance, those uses provided landscaping buffers that would provide a transition to the single-family use to the west. The proposed locations of detention would also provide built-in transition. Chairperson Norbury commented that the whole piece, originally intended in the Comprehensive Plan to have higher-density residential development, was being converted to a mix of densities with the higher density uses serving as transitions. He wanted this overall character and history to get more emphasis than any particular element, noting that Lee's Summit did not have much undeveloped arterial frontage left.

Chairperson Norbury asked if there were further questions for the applicant or staff, or public comments. Hearing none, he closed the public hearing at 5:27 p.m. and asked for discussion among the Commission members. Mr. Funk made a motion, and Chairperson Norbury noted that Ms. Dial had wanted to comment.

Ms. Dial noted that the Commission was seeing a request for rezoning to a more intense use, after a recommendation for approval at the last meeting of an R-1 project to the west. She noted that usually people did not want to live right behind commercial properties especially in that price range. What the Commission had approved had not yet been built; and she liked the idea of this use for arterial frontage, there was not much buffer between that and the R-1 project. Regarding conceptual plans for a grocery store ("Project Information"), she also noted that there were two other proposals for a grocery store; one down View High and just north of the development. While this was a conceptual plan, it was likely to have to make some changes down the road.

Mr. Funk made a motion to recommend approval of continued Application PL2018-135, Rezoning from RP-3 to PMIX, Preliminary Development Plan and Conceptual Development Plan: West Pryor, 300 NW Pryor Rd; City Of Lee's Summit, applicant; subject to staff's letter of September 7, 2018, specifically Recommendation Items 1 and 2. Mr. Sims seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member Funk, seconded by Board Member Sims, that this Application be recommended for approval to the City Council - Regular Session, due back on 09/20/2018. The motion carried by the following vote:

Aye: 4 - Board Member Norbury
Board Member Gustafson
Board Member Funk
Board Member Sims

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Absent: 4 - Board Member Roberts
Board Member Arth
Board Member Watson
Board Member Loveless

Abstain: 1 - Board Member Dial

Other Agenda Items

There were no other agenda items at the meeting.

Roundtable

There were no roundtable items presented at the meeting.

Adjournment

There being no further business, Chairperson Norbury adjourned the meeting at 5:35 P.M.

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