



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-380
File Name	Preliminary Development Plan – Journey Church International expansion
Applicant	Journey Church International
Property Address	1551 and 1601 SW M-150 Hwy
Planning Commission Date Heard by	January 9, 2020 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: October 29, 2019
Neighborhood meeting conducted: December 3, 2019
Newspaper notification published on: December 21, 2019
Radius notices mailed to properties within 300 feet on: December 19, 2019
Site posted notice on: December 20, 2019

Table of Contents

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

Attachments

Traffic Impact Analysis prepared by Michael Park, dated January 3, 2020 – 3 pages
Traffic Impact Study prepared by Trans Systems, dated December 10, 2019 - 19
Preliminary Stormwater Report prepared by Catalyst Design Group, date stamped December 10, 2019 – 9 pages

Preliminary Development Plan, date stamped December 10, 2019 – 8 pages
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Journey Church International/applicant
Applicant's Representative	Scott Courtney
Location of Property	1551 & 1601 SW M-150 Hwy
Size of Property	±21.6 acres
Zoning	AG (Agricultural District)
Comprehensive Plan Designation	Low-density Residential
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p>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.</p>

Current Land Use
1551 SW M-150 Hwy – Large lot residential with a single family home and barn 1601 SW M-150 Hwy - Existing Journey Church International

Description of Applicant's Request
The applicant seeks approval of a preliminary development plan to construct a 49,260 sq. ft. building and parking lot expansion.

2. Land Use

Description and Character of Surrounding Area
The properties are located at 1551 & 1601 SW M-150 Hwy and are flanked on the east and west by large lot single-family homes. To the south is the Napa Valley single-family subdivision. North across M-150 Hwy is a mix of vacant undeveloped lots in the Arborwalk subdivision and Holy Spirit Catholic Church.

Adjacent Land Uses and Zoning

North:	Church & Undeveloped lots / PMIX (Planned Mixed Use)
South:	Napa Valley Subdivision / PMIX (Planned Mixed Use)

East:	Large Lot Single-family / AG (Agricultural District)
West:	Large Lot Single-family / AG(Agricultural District)

Site Characteristics
The current 19,686 sq. ft. Journey Church International building and associated parking lots are located at 1601 SW M-150 Hwy. A 2,730 sq. ft. single family home and barn are located at 1551 SW MO-150 Hwy; large pond is located at the south end of this property as well. The subject sites are bordered by SW MO-150 Hwy to the north.

Special Considerations
The existing home at 1551 SW M-150 Hwy will be removed as part of the building and parking lot expansion. A 60' wide stream protection buffer is located on the northeast corner of the subject site.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	53.3%
Pervious:	46.7%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	739	Total parking spaces required:	400
Accessible spaces proposed:	16	Accessible spaces required:	8
Parking Reduction requested?	No	Off-site Parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1 building
Building Height
35'
Number of Stories
1 story

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
8.220,8.230,8.250,8.260,8.290	Lighting Standards
8.530,8.580,8.620	Parking Standards

Unified Development Ordinance

The AG zoning district allows for uses including churches or places of worship. The proposed use is an allowed use in the subject zoning district. 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 materials proposed.

The applicant has requested the use of aluminum composite metal (ACM) panels and accents of red cedar paneling on all elevations. The UDO restricts building materials in commercial/office districts to masonry, concrete, stucco, and glass. From an architectural requirement standpoint, churches are reviewed similarly to commercial/office buildings. 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. The church is surrounded by residential uses to the east, west, and south. The proposed use of wood is compatible and appropriate for the area given the residential nature of the surrounding uses. The proposed materials are consistent with the previously approved preliminary development plan and other recently approved developments in the City such as churches, car dealerships and libraries.

The other materials proposed for the remaining portions of the elevations will be a combination of stone, EIFS and glass. All proposed materials and finishes will match and/or coordinate with the existing building finishes.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4

Comprehensive Plan

The subject site is identified as Low Density Residential by the 2005 Comprehensive Plan Land Use Map. This residential category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to single-family subdivisions with a maximum density of what the UDO allows. This use category also accommodates public uses, such as schools, libraries, churches, fire stations, parks and open space. The proposed use is consistent with the land use recommended by the Comprehensive Plan for the area

6. Analysis

Background and History

- June 19, 2014 – A final development plan (Appl. #PL2015-033) for a parking lot serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- September 17, 2015 – The City Council approved the preliminary development plan (Appl. #PL2015-075) for Journey Church International by Ord. #7705.
- December 15, 2015 – A final development plan (Appl. #PL2015-154) for Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- July 1, 2016 – A final development plan (Appl. #PL2016-115) for a parking lot expansion serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- October 2, 2018 – A final development plan (Appl. #PL2018-132) for a parking lot expansion serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- December 26, 2018 – A final development plan (Appl. #PL2018-195) for a building expansion at 1601 SW M-150 Hwy was administratively approved.

Compatibility

The proposed building exterior is composed of stone veneer, EFIS, cedar and glass. The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project Low-density Residential. 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 is split into a northern and a southern drainage area. The southern drainage area will be managed through an on-site wet detention basin located in the southeast corner of the site. This basin will be able to meet all APWA stormwater design requirements. The northern drainage area is hindered by some limiting site conditions due to adjacent stream buffer requirements. The applicant is proposing to pipe a portion of the northern watershed to the proposed southeast wet detention basin, but will need to request a waiver that would allow the remaining portion of the watershed to exceed the allowable design release rate. Overall, the preliminary design, for the northern portion, does result in a reduction of stormwater runoff from the existing condition.

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.

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. The use of red cedar paneling shall be granted as a conditional material, as shown on the building elevations date stamped December 10, 2019.

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 infrastructure 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 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
6. 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.
7. All permanent 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 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 ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
11. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

12. 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.