



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-391
File Name	Preliminary Development Plan – Rader Real Estate Office
Applicant	Cynda Rader
Property Address	2 SE 5th St. & 417 SE Main St.
Planning Commission Date Heard by	February 27, 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 8, 2019
Neighborhood meeting conducted: December 17, 2019
Newspaper notification published on: February 8, 2020
Radius notices mailed to properties within 300 feet on: February 7, 2020
Site posted notice on: February 7, 2020

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Attachments

Transportation Impact Analysis prepared by Michael Park, dated February 19, 2020 – 1 page
Storm Water Drainage Report by HG Consult, Inc., dated January 24, 2020 – 3 pages
Preliminary Development Plan, date stamped January 27, 2020 – 11 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Cynda Rader /Owner
Applicant's Representative	Cynda Rader /Owner
Location of Property	2 SE 5 th St. & 417 SE Main St.
Size of Property	±0.56 Acres
Zoning	TNZ (Transitional Neighborhood Zone District)
Comprehensive Plan Designation	Old Town Master Development Plan
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 location of the subject application consists of two existing lots. The property at 2 SE 5 th St currently has an existing vacant single family home on it. The adjoining property to the north at 417 SE Main St. is an undeveloped vacant lot. The original structure was built between 1870-1880 and is purported to be one of the oldest residences still standing in Lee's Summit.

Description of Applicant's Request
The applicant seeks approval of a preliminary development plan to construct a 720 sq. ft. expansion to the existing 1,009 sq. ft. structure and convert the single family home into a real estate office. A 7-stall parking lot is proposed as part of the project as well.

2. Land Use

Description and Character of Surrounding Area
The property to the north is zoned TNZ (Transitional Neighborhood Zone) and has a single family home on it. The properties to the south across SE 5 th St. are single family homes and are zoned R-1 (Single-Family Residential District). The property to the east across the ally is zoned TNZ (Transitional Neighborhood Zone) and has a single family home that has been converted to a childcare center. Owens Lumber Yard, Accounting & Payroll offices are located in the CP-2 (Planned Community Commercial District) zoned district west across SE Main St.

Adjacent Land Uses and Zoning

North:	TNZ - Single family home
South(across SE 5 th St):	R-1 - Single family homes

East:	TNZ – Child Care Center
West (across SE Main St.):	CP-2 – Owens Lumber Yard, Accounting & Payroll offices

Site Characteristics
The existing single family home on the property is vacant and is showing signs of age with evidence of visible deferred maintenance.

Special Considerations
The original structure was built between 1870-1880 and is purported to be one of the oldest residences still standing in Lee’s Summit.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	27%
Pervious:	73%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	7	Total parking spaces required:	7
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking reduction requested?	No	Off-site parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1 – Real Estate Office
Building Height
17’ 6”
Number of Stories
1 story
Floor Area Ratio
0.07 (No Max)
Lot Coverage
27% (80% Max)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
8.450	Design standards—Transition area

6.020	Permitted, conditional and special use tables
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5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Economic Development	Objective 2.1 Objective 2.2 Objective 2.3
Commercial Development	Objective 4.2 Objective 4.3
Historic Preservation and Downtown Revitalization	Objective 7.1 Objective 7.2

6. Analysis

Background and History

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.
- Circa 1870-1880 – The existing single family home was constructed.
- September 15, 2005 – The City Council approved a City initiated rezoning (Appl. #2005-162) from CP-2 to TNZ by Ordinance No. 6048.

Compatibility

The proposed use is consistent with the recommended land use for the area under the “Old Town Master Development Plan”. The site is identified as being a part of the Old Lee’s Summit Neighborhood area. The renovation of the existing single family home and proposed use as a real estate office is compatible with the surrounding residential and commercial uses and meets the established goal of serving as a transitional buffer between more intense CBD uses and adjoining residential neighborhoods.

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.

Stormwater

Due to downstream drainage concerns in the vicinity of the proposed project, the applicant was asked to perform a stormwater study to determine the downstream impact of the development. The proposed development will increase impervious area to a degree, based on the pre-developed condition which is

currently a grassed area. Without any stormwater controls to mitigate the increased peak flows from the increased impervious area, there would be a slight increase in the peak flows from the site, which might have the potential to impact the downstream drainage system. The results of the stormwater study recommends the installation of an “infiltration basin” to mitigate stormwater flows from the project site.

Section 5600 of the Design and Construction Manual, provides for an alternative design standard for infill developments and redevelopment projects. This design standard requires an applicant to compare the pre-development condition to the post-development condition, and ensure the post-development peak stormwater release rate is less than or equal to the pre-development condition. Comparing the pre-development versus post-development peak flowrates in the vicinity of the proposed project, the results of the stormwater study concluded that the intent of the criteria has been met.

Staff recommends that the alternative design standard be allowed for this infill development. An “infiltration basin” will be installed to lessen the peak stormwater flows from the site to a level that is less than the existing peak stormwater flow rates.

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 TNZ District is a Planned-Transitional Neighborhood District designed for a compatible mix of residential, office and limited specialty retail uses in close proximity to the CBD, Central Business District, of downtown and the surrounding residential development. The TNZ District is suitable as a transitional zone for areas that are intended to serve as a buffer between more intense CBD uses and adjoining residential neighborhoods. The TNZ District recognizes the need to provide a mixed use environment while at the same time preserving existing residential neighborhoods.

This district is identified as one in which the physical character and design of existing and proposed new structures play an important role in assuring compatibility with existing or planned residential development. The TNZ District is not intended for infill sites outside of the Downtown Core as established in the Downtown Master Development Plan. Properties zoned TNZ are not intended for retail or office centers but as individual lots with business uses that maintain a residential character complementing the surrounding neighborhood. The renovation of the existing single family home and proposed use as a real estate office meets the goals and requirements set forth in the UDO.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

7. Recommended Conditions of Approval

Standard Conditions of Approval

1. 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.
2. 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).
3. 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.
4. 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.
5. 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.
6. A final plat or minor plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.