



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-243
File Name	PRELIMINARY DEVELOPMENT PLAN – PetSuites of America
Applicant	Premier Design Group
Property Address	250 NW McNary Court
Planning Commission Date	January 7, 2021
Heard by	Planning Commission and City Council
Analyst	Victoria Nelson, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: June 9, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on January 31, 2021, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: December 18, 2020

Radius notices mailed to properties within 300 feet on: December 16, 2020

Site posted notice on: December 18, 2020

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Attachments

Site Plan, dated October 30, 2020

Elevations, dated November 9, 2020

Landscape Plan, dated August 8, 2020

Macro Storm Water Drainage Study, dated November 3, 2020 – 10 pages

Grading and Utility Plan, dated November 25, 2020.

Transportation Impact Analysis, dated December 18, 2020-2 pages

Sign Package, dated December 7, 2020-12 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Premier Design Group/Developer
Applicant’s Representative	Matt Fogarty
Location of Property	250 NW McNary Court
Size of Property	±2.11 Acres
Building Area	14,100 sq. ft. proposed
Floor Area Ratio (FAR)	0.15 proposed
Existing Zoning	CP-2
Number of Lots	1 Lot
Comprehensive Plan Designation	Commercial (Office/Retail)
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 property is a 91,911 sq. ft. (2.11 ac) parcel that is zoned CP-2 (Planned Community Commercial District). The current parcel of land is vacant.

Description of Applicant’s Request
The applicant seeks preliminary development plan approval for PetSuites of America. The plan proposes a single-story, two-tenant building with a total square footage of 14,100. One tenant belongs to

Petsites, which is a pet daycare and motel. The second tenant is Lee’s Summit Animal Hospital, which will be an animal clinic that will doctor pets.

2. Land Use

Description and Character of Surrounding Area



The property is situated at the end of the NW McNary Court cul-de-sac. The site is located on the parcel along the east side of the railroad track, north of NW Chipman Rd, and west of NW Commerce Dr. The parcel has abutting commercial businesses around it.

Adjacent Land Uses and Zoning

North:	Commercial Businesses /CP-2
West:	Commercial/Retail Businesses/PMIX
East:	Commercial Businesses /CP-2
South:	Commercial Businesses /CP-2

Site Characteristics

There is not a lot of topographic change in this area. The area on which the new construction will take place has a slight slope downward from east to west towards the railroad tracks.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	33%
Pervious:	67%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	36	Total parking spaces required:	36
Accessible spaces proposed:	2	Accessible spaces required:	2

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front (East)	25' Build	106' Build
Side (north and south)	10' Build	40' Build
Rear (West)	20' Build	43' Build

Yard	Parking Required	Parking Proposed
Front (East)	20' Parking	39' Parking
Side (north and south)	6' Parking	9' Parking
Rear (West)	6' Parking	51' Parking

Structure(s) Design

Number and Proposed Use of Buildings
1 proposed building
Building Height
31'
Number of Stories
1 story for proposed building

4. Unified Development Ordinance (UDO)

Section	Description
2.300,2.310,2.320	Preliminary Development Plan
8.500	Parking
4.190	Zoning Districts
9.010	Sign

Unified Development Ordinance

The proposed use follows Sec. 4.190 of the UDO for “CP-2 zoning district, which is established to provide a location for a full-range of retail and office development serving the general needs of the community. This district is not considered appropriate for heavier commercial uses that border on being more light industrial in nature, and thus more appropriate for the CS or PI District. The intent is to promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements. This site design improves the benefits derived from the required landscaping and the overall image of the commercial corridor.” The two proposed businesses are allowed in the CP-2 since they follow under the office and retail requirements. The veterinary side of the development is considered a medical office that will provide medical care for animals. While the PetSuites follows more of the office and retail portion where they offer pet sitting services. Both businesses may offer additional services that are compatible with primary use, such as the sales of pet supplies.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1, 1.2, 1.3, 1.4
Economic Development	Objective 2.1, 2.2, 2.3
Commercial Development	Objective 4.1, 4.2, 4.3

Comprehensive Plan

The uses are generally consistent with the recommended land use designation for commercial development. The construction of this new project is compatible with the existing and planned surrounding land uses; and meets the Comprehensive Plan objectives of providing a development that meets an identified need in the market.

6. Analysis

Background and History

The proposed preliminary development plan is for the construction of a single-story building that will house a PetSuites Stay and Play and an animal hospital.

- October 13, 1986 – City Council approved a rezoning for *Summit Tech Industrial Park* (Appl. #1986-053) from M-1, to District C-1P (now known as CP-2) by Ordinance No. 2900.
- July 7, 1987 – City Council approved a final plat for Replat of Summit Tec Industrial Park (Appl. #1987-232) by Ordinance No. 3008.
- October 19, 1988 – A minor plat was approved for Replat of Summit Tech Industrial Park Resurvey of Block 3 (Appl. #1988-174).
- July 11, 1995 – A Vacation of Easement within Blocks 1 and 3 for *Replat of Summit Tech Industrial Park* (Appl. #1995-075) by Ordinance No. 4150.
- April 4, 2003 – A minor plat was approved for *Summit Tech Annex Lots 3A, 3B, and 3C* (Appl. #2003-056). The plat was recorded at the Jackson County Recorder of Deeds by Document #2003I0040133.

Compatibility

The proposed commercial development is compatible with the surrounding developments. The surrounding businesses are comprised of medical offices, a church, and an employment office. All the surrounding building also have a stone façade.



Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property. This will eliminate the gap amongst the surrounding properties and create a more unified connection around the cul-de-sac.

Public Services

The proposed development will tie into the existing water, sanitary sewer, and street infrastructure. Stormwater runoff will be managed by an onsite dry detention pond and outlet structure and a discharge pipe that will connect to an existing storm sewer on the north end of the property.

The proposed development will not likely generate more than 100 peak hour trips, which is considered a minimum condition of the Access Management Code for Traffic Impact Studies.

Sign Package

The proposed development includes the construction of four wall signs: two for the veterinary hospital entrances and two for PetSuites, one is the paw logo. There will also be one monument sign displaying both businesses and two directional signs. The UDO allows for two wall signs per tenant.



Proposed Wall Signs

	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (CP-2)	--	6' (72") max.	Max. 10% of tenant space façade area	2 wall signs per tenant for a multi-tenant building	External indirect, halo, or internal lighting
Wall Sign #1	Veterinarian Hospital -- south façade	2' (24")	66 sq. ft. (8.0% of façade area)	--	Internal lighting
Wall Sign #2	Animal Hospital -- east façade	1' (12")	102 sq. ft. (6% of façade area)	--	Internal lighting
Wall Sign #3	PetSuites -- east façade	2' (24")	59.33 sq. ft. (3.4% of façade area)	--	Internal lighting
Wall Sign #4	Paw print logo -- south façade	NA	24 sq. ft.	--	NA

There will also be an art display of an iron dog silhouette on the east side of the building.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the site plan dated October 30, 2020.
2. Development shall be in accordance with the grading and utility plan dated on November 25, 2020.
3. Development shall be in accordance with the landscape plan, dated August 8, 2020.
4. The architectural style and building materials for the proposed new building shall be consistent with the building elevations date issued November 5, 2020.

Standard Conditions of Approval

5. 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.
6. 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).
7. 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.
8. 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.
9. Proposed asphalt pavement types do not meet UDO requirements. Compliance with UDO requirements for asphalt pavement design shall be addressed on the final development plan.
10. A final stormwater study shall be required with the final development plan submittal.
11. 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.