



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-026
File Name	PRELIMINARY DEVELOPMENT PLAN – Chase Bank
Applicant	JP Morgan Chase Bank, N.A.
Property Address	890 NE Langsford Rd
Planning Commission Date	April 8, 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: November 17, 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 ended on March 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: March 26, 2021

Radius notices mailed to properties within 300 feet on: March 4, 2021

Site posted notice on: March 4, 2021

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Attachments

Traffic Impact Analysis, dated March 31, 2021-4 pages

Transportation Impact Study, dated February 11, 2021-18 pages

Preliminary Development Plan (20 total pages), consisting of:

- Cover Sheet and general notes, signed and sealed, February 18, 2021-2 pages
- Demolition Plan, signed and sealed, February 18, 2021
- Site Plan, signed and sealed, February 18, 2021
- Grading and Drainage Plan, signed and sealed, February 18, 2021-2 pages
- Utility Plan, signed and sealed, February 18, 2021
- Photometric Plan and Details, signed and sealed, February 18, 2021-6 pages
- Roadway Sheet Plan, signed and sealed, February 18, 2021
- Land Title Survey, dated July 17, 2019
- Landscape Plan, signed and sealed, February 17, 2021-2 pages
- Colored Exterior Elevations, dated February 19, 2021
- Black and White Exterior Elevations, dated December 12, 2020- 2pages

Stormwater Letter Report, dated January 4, 2021 – 2 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	JP Morgan Chase Bank, N. A. /Developer
Applicant’s Representative	Katie Getz
Location of Property	890 NE Langford Road
Size of Property	±0.63 Acres
Building Area	3,320 sq. ft. proposed
Floor Area Ratio (FAR)	0.12 proposed
Existing Zoning	CP-2 (Planned Community Commercial District)
Number of Lots	1 Lot
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.
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Current Land Use
The property is a 27,550 sq. ft. (0.63 ac) parcel that is zoned CP-2 (Planned Community Commercial District). The subject property was the former site of a gas station/convenience store, but has been vacant since 2007/2008 when the former building was demolished.

Description of Applicant’s Request
The applicant seeks preliminary development plan approval for Chase Bank. The plan proposes a single-story building with a total square footage of 3,320. The site will also have a drive-up ATM at the northwest corner of the site.

2. Land Use

Description and Character of Surrounding Area



The property is located at the northwest corner of M-291 Hwy and Langsford Road. To the west of the property, there are multifamily apartments and directly south is the cemetery. Across M-291 Hwy to the east and south are commercial businesses.

Adjacent Land Uses and Zoning

North:	Commercial retail center /CP-2
West:	Apartment complex/RP-4 (Planned Apartment Residential)
East (across M-291 Hwy):	Commercial retail center /CP-2
South (across NE	Lee’s Summit Historical Cemetery /AG (Agriculture)

Langsford Rd):	
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Site Characteristics	
There is not a lot of topographic change for this parcel since it is the high point in this area, but it does start to slope downward to the north and west. Originally, this site housed a gas station. The gas station has since been demolished, but the slab and foundation are still in place.	

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	65.33%
Pervious:	34.67%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	22	Total parking spaces required:	14
Accessible spaces proposed:	1	Accessible spaces required:	1

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front (East)	15' Build	20' Build
Side (North)	10' Build	87' Build
Side (South)	15' Build	20' Build
Rear (West)	20' Build	61' Build

Yard	Parking Required	Parking Proposed
Front (East)	20' Parking	0' Parking
Side (North)	0' Parking	6' Parking
Side (South)	20' Parking	20' Parking
Rear (West)	20' Parking	20' Parking

Structure(s) Design

Number and Proposed Use of Buildings	
1 proposed building	
Building Height	
22'	
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

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 single proposed bank is a permitted use by right in the CP-2 zoning district.

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 use is 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 Chase Bank. In 1973, Zarda Brothers Dairy, Inc. built a gas station at the proposed site. The corner remained a gas station and convenience store until the building was demolished in 2007/2008.

- September 11, 1973 – City Council approved a special class permit (special use permit) for Zarda Bros Dairy, Inc. (Appl. #1973-009) by Ordinance No. 1487.
- May 3, 1983 – City Council approved an extension of special class permit (special use permit) for Zarda Bros, Inc. (Appl. #1973-009) by Ordinance No. 2410.

- May 20, 1986 – City Council approved transfer of special use permit from Zarda Bros Dairy, Inc. to Texaco, Inc. (Appl. # 1973-009) by Ordinance No. 2794.
- August 18, 1986 – A final development plan was approved for Texaco, Inc. (Appl. #1984-076), to install a canopy over the gasoline service islands.
- March 15, 1991 – A final development plan was approved for Texaco, Inc. (Appl. #1991-075), to construct a carwash.
- January 20, 2000 – City Council approved special use permit and final development plan for Star Fuel, Inc. (Appl. #1999-142).
- February 10, 2000 – City Council approved a special use permit for Star Fuel. (Appl. #1999-067) by Ordinance No. 4915.
- March 27, 2000 – A minor plat was approved for *Star Fuel Center of Lee's Summit, Lot 1*, (Appl. #2000-009). The plat was recorded at the Jackson County Recorder of Deeds by Document #2000I0020477.
- October 18, 2007 – City Council approved a preliminary development plan for Columbian Bank (Appl. #2007-158) by Ordinance No. 6513. The bank was never constructed and so the approved preliminary development plan become null and void after two (2) years.

Compatibility

The proposed bank is compatible with the surrounding developments. The surrounding businesses are comprised of retail, groceries, and banking. The size and appearance of the building will add economic value and aesthetic appeal to the once long time vacated lot.



Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property. This will fill the long time vacated corner. No stormwater detention facilities are being proposed due to a reduction in the amount of impervious surface over the existing conditions. Existing surface drainage will remain unchanged.

Public Services

The proposed development will tie into the existing water, sanitary sewer, and street infrastructure and will not have a negative impact.

Staff is waiting on the MoDOT review for the need of any improvements to the intersection of Langsford Rd and M-291 Hwy.

Modifications

Parking Lot. Modification requested.

- Required - Parking lot setback of 20' is required along M-291 Hwy.
- Proposed -The reconstructed parking lot will maintain the existing 0' setback from M-291 Hwy.
- Recommended - Staff supports the request to allow the reconstructed parking lot a 0' setback along M-291 Hwy. The proposed parking lot ties into the existing parking lot to the north with a 0' setback from the M-291 Hwy right-of-way. The location of the existing cross-access easement along the east property line connecting the abutting parking lots requires the parking lots to have a 0' setback.

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. A modification shall be granted to the required 20' parking lot setback from right-of-way, to allow a 0' parking lot setback from the M-291 Hwy right-of-way.
2. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, median improvements to Langsford Rd as addressed in the City Traffic Engineer's TIA dated March 31, 2021. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.
3. Development shall be in accordance with the preliminary development plan consisting of 20 pages:
 - Cover Sheet and general notes, signed and sealed, February 18, 2021-2 pages
 - Demolition Plan, signed and sealed, February 18, 2021
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Standard Conditions of Approval

4. 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.
5. 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).
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. Location of oil and gas wells will need to be shown on the vicinity map of the FDP.
10. Site triangles for driveway entrance trees on Langsford Rd shall be shown on the FDP.
11. Both existing and proposed bearings shall be shown on the FDP.