



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-037
File Name	Preliminary Development Plan – Hill Pro-Motion building expansion
Applicant	Engineering Solutions, LLC
Property Address	1321 SW Market Street
Planning Commission Date	April 22, 2021
Heard by	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: August 11, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 is suspended during the period of the Emergency Declaration which ends on August 31, 2021. 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: April 3, 2021

Radius notices mailed to properties within 300 feet on: April 2, 2021

Site posted notice on: March 31, 2021

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated April 12, 2020 – 2 pages

Storm Drainage Memo by Engineering Solutions, dated March 25, 2021 – 1 page

Preliminary Development Plan, dated March 26, 2021 – 4 pages

Architectural Elevations, dated October 29, 2020 – 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC /Engineer
Applicant’s Representative	Matt Schlicht/Owner Representative
Location of Property	1321 SW Market Street
Size of Property	±0.97 Acres
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Industrial
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 subject property is currently the location of an existing 5,087 sf. building that houses the office of Hill Pro-Motion Physical Therapy.

Description of Applicant’s Request
The applicant is seeking approval of a preliminary development plan to construct a 1,923 sf. addition to the existing building. The applicant is also proposing to add four (4) additional parking stalls to the parking lot.

2. Land Use

Description and Character of Surrounding Area
The surrounding properties are a mix of PI and CP-2 zoned properties. Various office/warehouse uses occupy the PI zoned properties to the west and south. MO 291 Highway is located east of the subject property, with the Fuel Mart Convenience store and gas station on north side.

Adjacent Land Uses and Zoning

North:	CP-2 – Fuel Mart Convenience Store
South:	PI – Billy Goat Industries
East:	MO 291 Highway
West (across SW Market St.):	PI – Various office/warehouse uses

Site Characteristics
The subject property is the location of an existing 5,087 sf. physical therapy office.

Special Considerations
The existing building will remain in whole.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	57%
Pervious:	43%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	34	Total parking spaces required:	35
Accessible spaces proposed:	3	Accessible spaces required:	2
Parking reduction requested?	No	Off-site parking requested?	No

Structure(s) Design

Number and Proposed Use of Buildings
1
Building Height
18' 7"
Number of Stories
1 story
Floor Area Ratio
0.17 (1.00 Max)

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
6.020	Permitted, conditional and special use tables

5. Comprehensive Plan

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

6. Analysis

Background and History

- January 7, 1997 – The City Council approved the rezoning from M-1 (now PI) to C-1 (now CP-2) (Appl. #1996-098 on land located at 1321 SW Market Street by Ord. # 4390.
- March 18, 1997 – The City Council approved the final site plan (Appl. #1997-181) for a dental office building.
- March 3, 1998 – The City Council approved the final site plan (Appl. #1998-180) for Southport Dental building expansion.

Compatibility

The property is located on SW Market Street approximately 350’ south of the intersection at SW Persels Road. The elevations of the proposed structure will be a combination of simulated stone veneer and EIFS to match the existing building. The 2005 Lee’s Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as industrial. The proposed land use and building is in substantial compliance with the Lee’s Summit Comprehensive Plan and is an allowed use by right in the CP-2 zoning district.

Adverse Impacts

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed use is consistent with the existing uses of the subject and surrounding properties.

The applicant has demonstrated that the increase of impervious area on the site does not require any stormwater related detention facilities.

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 public improvements are required as part of the proposed development.

Unified Development Ordinance

The CP-2 zoning district was established to provide a location for a full-range of retail and office development serving the general needs of the community. The district allows for various uses including medical offices and

salons. 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.

The applicant is proposing to match the existing building with materials such as EIFS, simulated stone veneer, and glass.

Alternant Parking Plan

Minimum Required Parking Stalls. Staff supports the requested alternant parking plan.

- Required - The UDO requires five (5) parking stalls per 1,000 sf. of gross floor area. Parking lots with 25-50 parking stalls are required to provide two (2) ADA parking stalls. The total gross floor area of the existing and proposed building require 35 parking stalls (33 standard and 2 ADA).
- Proposed - The applicant proposes to provide 34 parking stalls (31 standard and 3 ADA).
- Recommended – Staff supports the requested alternant parking plan. At staff’s recommendation, the applicant is providing an additional ADA parking stall to better serve the business that will be located in the proposed expanded building area. The associated access aisle for the requested additional ADA parking stall required the applicant to sacrifice a parking stall that was originally used to meet the minimum UDO requirements. For this reason staff supports the requested alternant parking plan.

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. An alternant parking plan shall be approved to reduce the number of required parking stalls from 35 to 34.

Standard Conditions of Approval

2. 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.
3. 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).
4. 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.

5. 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.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. 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.
8. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. At the time of planting, vegetation used for screening shall be equal to or taller than the height of the units to be screened.