



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-145
File Name	PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Business Park out-building
Applicant	VAAP Chapel Ridge, LLC
Property Address	3680 NE Akin Dr
Planning Commission Date	June 24, 2021
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: November 17, 2020 and December 15, 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 August 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: June 5, 2021

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

Site posted notice on: June 2, 2021

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, P.E., dated June 14, 2021 – 2 pages
 Preliminary Development Plan sealed and dated June 3, 2021, consisting of 7 pages:

- Cover Sheet
- Site Plan
- Foundation and Floor Plan
- Elevations
- Details – 2 pages
- Roof Plan

Parking Demand Survey, dated March 20, 2021

Chapel Ridge Retail Center tenants and hours of operation

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	VAAP Chapel Ridge, LLC/Owner
Applicant’s Representative	Jim Gamble / Architect
Location of Property	3680 NE Akin Dr
Size of Property	±4.18 Acres (182,108 sq. ft.)
Number of Lots	1
Building Area	34,538 sq. ft. (existing in-line building) 1,096 sq. ft. (proposed building) 35,634 total sq. ft.
FAR	0.19 (existing) 0.20 total (existing + proposed)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial (Office/Retail)
Procedure	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. 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 site is developed with a 34,538 sq. ft. multi-tenant in-line commercial center.

Description of Applicant’s Request

The applicant proposes to construct a 1,096 sq. ft. building with a drive-through lane and outdoor seating area. There is no known tenant at this time. The building is proposed near the southeast corner of the site.

2. Land Use

Description and Character of Surrounding Area

The subject property is a second-tier lot along the NE Ralph Powell Rd commercial corridor. The property sits in a transition area between commercial and residential uses to the west and south. Commercial uses dominate the areas to the north, east and the properties that line NE Ralph Powell Rd to the south.

Adjacent Land Uses and Zoning

North:	Commercial / CP-2
South (across NE Akin Dr):	Existing and future multi-family residential / RP-4 (Planned Apartment)
East:	Commercial / CP-2
West (across NE Akin Cir):	Existing and future multi-family residential / RP-4 (Planned Apartment)

Site Characteristics

The subject property is the site of a fully developed multi-tenant in-line commercial center. Primary access to the site comes off a private drive connecting to NE Woods Chapel Rd and NE Akin Dr. Secondary access to the site comes off NE Akin Cir behind the commercial building.

Special Considerations

N/A

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	80%
Pervious:	20%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	166	Total parking spaces required:	188
Accessible spaces proposed:	6	Accessible spaces required:	7
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (northeast)	15' (Building) / 0' (Parking)	160' (Building) / 9' (Parking)
Side (northwest and southeast)	10' (Building) / 0' (Parking) – northwest; 20' southeast	20' (Building) – north; / 0' (Parking) – northwest; 20' - southeast
Rear (southwest)	15' (Building) / 15' (Parking)	60' (Building) / 20' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 existing multi-tenant building; and 1 proposed out-building
Building Height
19' – proposed building
Number of Stories
1 story – proposed building

4. Unified Development Ordinance (UDO)

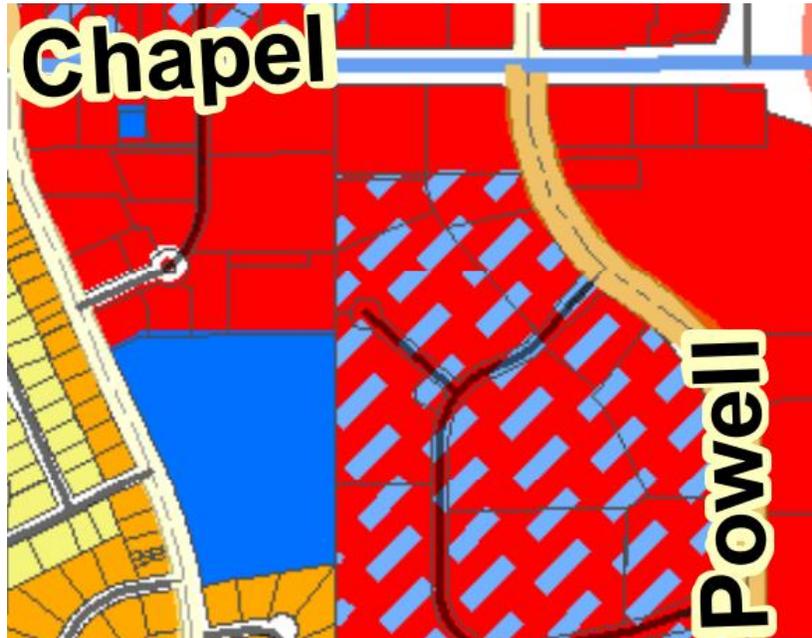
Section	Description
2.300,2.310	Preliminary Development Plan
4.190	Zoning Districts
8.110,8.120,8.170,8.180	District Design Standards
8.530	Parking

The proposed building is intended to house a limited restaurant or coffee shop type use, which is an allowed use under the existing CP-2 zoning. The CP-2 zoning district is intended to provide a location for a full-range of retail and office development serving the general needs of the community.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Economic Development	Objective 2.2
Commercial Development	Objective 4.1 Objective 4.2

The proposed commercial outbuilding is consistent with the recommended land use designation for commercial development in the 2005 Comprehensive Plan in effect at the time of the application submittal. The new building is compatible with the existing in-line commercial center on the same subject property and existing commercial development along the NE Ralph Powell Rd and NE Woods Chapel Rd commercial corridors.



6. Analysis

Background and History

The subject property is the site of an existing 34,538 sq. ft. multi-tenant, in-line commercial center. The applicant proposes to construct a 1,096 sq. ft. out-building with a drive-through lane and outdoor seating area near the southeast corner of the parking lot serving the site. The proposed building's exterior materials are primarily brick with EIFS on the upper third of the body. The proposed building improvements require the elimination of 15 parking spaces. The applicant seeks approval of an alternate parking plan as part of this application for the proposed parking reduction.

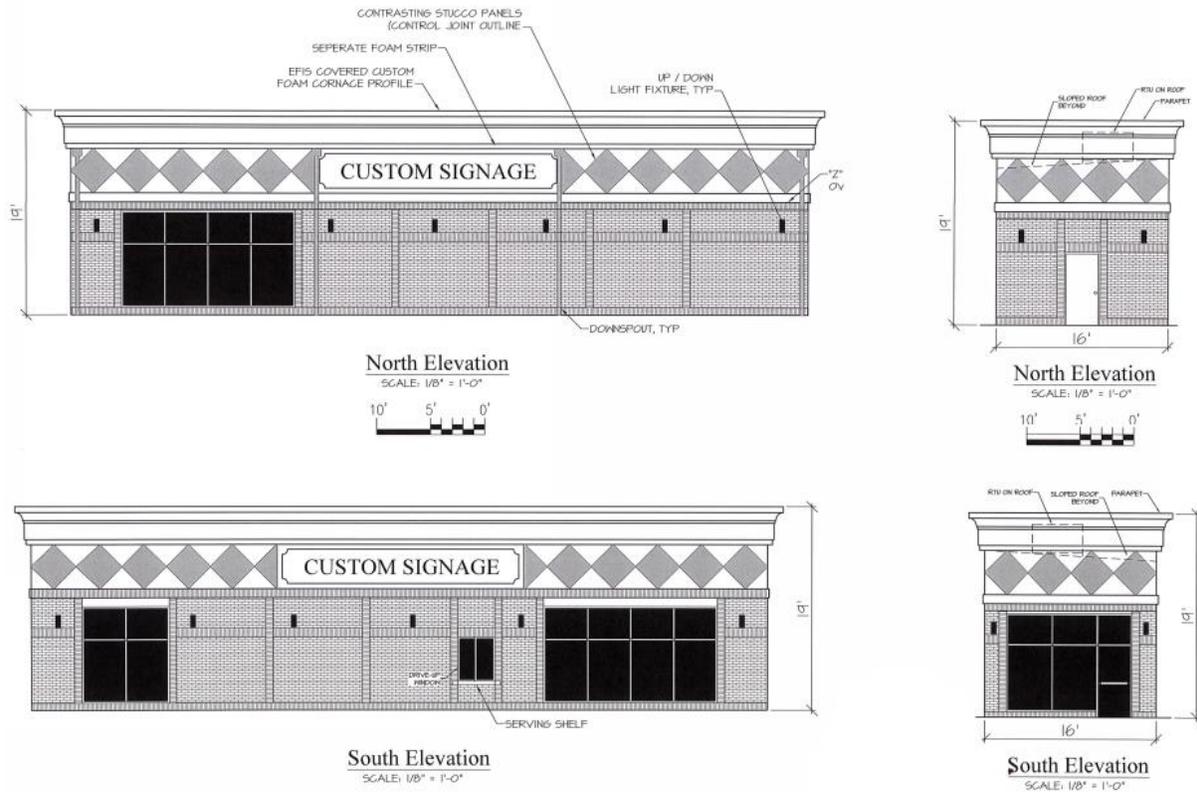
- January 12, 2006 – City Council approved a rezoning (Appl. #2005-275) from AG to R-1, RP-1, RP-3 and CP-2, and a preliminary development plan (Appl. #2005-277) for the Chapel Ridge mixed use development on the former site of the 142-acre Chapel Ridge Golf Course.
- December 8, 2006 – Staff approved the final development plan (Appl. #2006-231) for the in-line multi-tenant building located on the subject property.

Compatibility

The NE Ralph Powell Rd corridor is developed with a range of commercial uses, including office, standalone retail, multi-tenant retail, and restaurant. The proposed out-building has no specific tenant at this time, but is designed with a drive-through window and outdoor dining area for a potential restaurant or coffee shop.

The subject property is zoned CP-2, as are all of the first tier properties lining the NE Ralph Powell Rd corridor. The adjacent second and third tier properties to the west and south are zoned RP-4 for existing and future residential townhouse development.

The proposed building architecture is complementary to the existing in-line center on the same property and is compatible with existing commercial development along the NE Ralph Powell Rd corridor. The proposed building has a primarily brick exterior with EIFS on the upper third.



Adverse Impacts

The proposed development will not impede the normal and orderly development of the surrounding property.

Public Services

The proposed development will not impede the further development of the surrounding area. The site already has access to and will connect to all the necessary public infrastructure to serve the proposed development.

The proposed building is not expected to negatively impact the existing street network. The site is accessed via three (3) driveways. Two (2) driveways connect to a private drive that provides access to NE Woods Chapel Rd and NE Akin Dr. A third driveway connection provides access to NE Akin Cir to the rear (west side)

of the site. Internal parking lot circulation will be reconfigured from two-way to one-way around the proposed building in order to eliminate circulation conflicts.

Alternate Parking Plan

UDO Section 8.530 allows for two methods to determine the number of required spaces to serve a development. The first method employs a table (Table 8-1) listing a standard prescribed ratio of parking spaces typically based on land use and square footage. The second method allows for approval of an Alternate Parking Plan that tailors parking requirements to the specific needs of a use or development based on documented demonstrated need.

Based on the existing 34,538 sq. ft. square footage, the existing multi-tenant retail building requires a minimum 173 parking spaces when calculated using UDO Table 8-1. The subject property has a 181-space parking lot, yielding an excess of 8 parking spaces.

Using UDO Table 8-1, the proposed 1,096 sq. ft. building requires an additional 15 parking spaces, for a total number of 188 required parking spaces. However, the removal of 15 parking spaces is required to accommodate construction of the proposed out-building, yielding a parking lot with a total capacity of 166 parking spaces, or rather 22 fewer parking spaces than that required using UDO Table 8-1.

The applicant conducted a parking survey to document the actual parking demand during the peak weekday hours plus Saturday. Based on the information provided by the applicant, an average of 48, 47 and 77 parking spaces were in actual use for a typical weekday morning, mid-day and afternoon, respectively. A Saturday count also revealed an average use of 38 parking spaces.

The parking survey conducted revealed that well in excess of 100 parking spaces were not in use during the recorded observation periods. Anecdotal observations by staff of the existing site are consistent with the parking survey findings that the existing parking lot normally operates well under capacity during peak hours. Staff believes the total parking demand of the existing and proposed buildings will not exceed the capacity of the parking lot, even under the proposed Alternate Parking Plan calling for the removal of 15 existing parking spaces.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Development Services Department dated received June 3, 2021.
2. An Alternate Parking Plan allowing for 166 parking spaces to serve the subject property (a reduction from 181 existing parking spaces) shall be approved as part of the preliminary development plan.

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.

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 site development permits or the start of construction (excluding land disturbance permit).
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. 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 Codes.
7. 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.