

## Legislation Details (With Text)

**File #:** 2016-0721      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Passed

**File created:** 11/1/2016      **In control:** City Council - Regular Session

**On agenda:** 12/8/2016      **Final action:** 12/8/2016

**Title:** PUBLIC HEARING - Appl. #PL2016-199 - PRELIMINARY DEVELOPMENT PLAN - co-work Lee's Summit, 210 SW Market St. and 211 SW Jefferson St.; Ben Rao, applicant

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Letter, 2. Planning Commission Minutes, 3. Transportation Impact Study, 4. Preliminary Development Plan, 5. Interior Design Concepts, 6. Location Map, 7. Letter of Support for co-work (provided at Council Meeting 12-8-16)

Date	Ver.	Action By	Action	Result
12/8/2016	1	City Council - Regular Session	approved	Pass

**PUBLIC HEARING - Appl. #PL2016-199 - PRELIMINARY DEVELOPMENT PLAN - co-work Lee's Summit, 210 SW Market St. and 211 SW Jefferson St.; Ben Rao, applicant**

Issue/Request:

This preliminary development plan is for the re-development of the former post office building located at 210 SW Market Street and the adjacent parking lot at 211 SW Jefferson St. The applicant is currently under contract to purchase the property for the purpose of converting the existing building into a shared co-working facility. The proposed uses within the building include office space, deli/cafe, coffee shop, fitness center and other similar uses. Extensive exterior and interior renovations are planned for the 12,400 sq. ft. building. In addition, parking lot improvements and landscaping additions are proposed.

Proposed exterior improvements include the installation of windows, glass garage doors, a roof-top patio, ground level patios, canopies, a living landscape wall, roof-top solar panels, and a green roof element. The applicant has provided interior design concepts of similar co-working facilities that reflect the vision planned for this space and illustrates how it can function internally.

12,400 square foot existing building

75 parking spaces provided; 53 spaces required

Proposed City Council Motion: Should the Council vote to draft an Ordinance for Appl. #PL2016-199 - PRELIMINARY DEVELOPMENT PLAN - co-work Lee's Summit, 210 SW Market St. and 211 SW Jefferson St.; Ben Rao, applicant, one has been included in tonight's agenda.

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan.

Planning Commission Action: On the motion of Mr. Delibero, seconded by Mr. Rader, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application #PL2016-

199 - PRELIMINARY DEVELOPMENT PLAN - co-work Lee's Summit, 210 SW Market St. and 211 SW Jefferson St.; Ben Rao, applicant, subject to staff's letter of November 22, 2016.