

Legislation Details (With Text)

File #:	2023-5901	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	10/3/2023	In control:	City Council - Regular Session
On agenda:	11/7/2023	Final action:	
Title:	Public Hearing: Application #PL2023-236 - Preliminary Development Plan - Lee's Summit Flex Space, 60 SE Thompson Drive; Kimley-Horn, applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. PC Action Report, 2. Staff Report, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Use Narrative, 6. Architectural Photo Examples of an Existing Facility, 7. Metal Panel Technical Sheet, 8. Composite Wood Technical Sheets, 9. Photos of Existing Property Line Vegetation, 10. Location Map, 11. Applicant Presentation, 12. Staff Presentation		

Date	Ver.	Action By	Action	Result
10/12/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2023-236 - Preliminary Development Plan - Lee's Summit Flex Space, 60 SE Thompson Drive; Kimley-Horn, applicant.

Issue/Request:

The applicant proposes to develop the subject 2.13-acre site as a contractor’s garage facility composed of two (2) single-story buildings totaling 24,000 sq. ft. Each building houses ten (10) individual tenant spaces-eight (8) 25’ x 40’ (1,000 sq. ft.) units and two (2) 50’ x 40’ (2,000 sq. ft.) units.

The applicant requests a modification to the four-sided architecture requirement, so as not to require the extension of architectural features onto the north elevation of the north building where it backs up to a heavily treed natural drainage area where there is no effective visibility of said elevation. The applicant also seeks approval of the use of smooth-finished corrugated metal panel as a conditional material to be used as the primary exterior building material.

Patrick Joyce, P.E., Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of both the UDO and DCM (Design and Construction Manual).

1. A modification shall be granted to the requirement for four-sided building architecture, to allow only the use of a metal panel system on the north elevation of the north building (Building B) as depicted on the building elevations included in the preliminary development plan dated September 12, 2023.
2. Development shall be in accordance with the preliminary development dated September 12, 2023, inclusive of the allowance of smooth-finished, corrugated architectural metal panel as a primary exterior building material as depicted on the building elevations contained therein.

3. A 5' sidewalk shall be constructed along the SE Thompson Dr frontage of the subject development. The City shall not issue any occupancy for the subject development until such time as the sidewalk is constructed and accepted by the City.

Committee Recommendation: On a motion by Mr. Trafton, seconded by Ms. Rader, the Planning Commission unanimously voted on October 12, 2023, to recommend approval of Application #PL2023-236 - Preliminary Development Plan - Lee's Summit Flex Space, 60 SE Thompson Drive; Kimley-Horn, applicant.