

## Legislation Text

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**File #:** 2018-2299, **Version:** 1

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Continued Appl. #PL2018-145 - Preliminary Development Plan - East Lee's Summit Branch Library, 2240 SE Blue Parkway; Mid Continent Public Library, applicant.

Issue/Request:

The applicant proposes to construct a new 18,500 sq. ft. building located at 2240 SE Blue Pkwy. The proposed building will be the home of the new East Lee's Summit branch of the Mid-Continent Library. The single story building's façade consists of brick, glass and aluminum composite panels. The site has vehicular access to both SE Blue Pkwy and SE Battery Dr. The applicant shows an area for a future 4,700 sq. ft. expansion on the east side of the proposed building. The scope of work for future expansion will determine the appropriate approval process for said improvements at that time.

The applicant requests a modification to the required high impact screening buffer, a modification to the maximum sign letter height and a modification to the location of the required roof-mounted equipment screening. Staff supports the requested modifications.

- 18,500 square foot building
- 0.15 FAR - 0.55 maximum allowed FAR in CP-2 District
- 74 parking spaces required - 88 parking spaces provided

Joshua Johnson, AICP, Assistant Director of Plan Services

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the high-impact landscaping buffer requirement along the RP-4 zoned property to the north, to allow low-impact landscaping buffer along the north property line.
2. A modification shall be granted to the 6' maximum letter height for a wall sign, to allow a 6.75' maximum letter height for the wall sign located on the south façade of the proposed building.
3. A modification shall be granted to the requirement that all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed aluminum composite material screening wall around the periphery of the roof-top mechanical equipment.
4. The use of the aluminum composite metal (ACM) panels shall be approved as a conditional material.
5. The development shall be in accordance with the preliminary development plan, date stamped September 18, 2018.