



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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| File Number | PL2021-341 |
| File Name | PRELIMINARY PLAT – Colbern Road Investments, Lots 1-4 & Tract A |
| Applicant | Engineering Solutions, LLC |
| Property Address | 900 NE Colbern Rd. |
| Planning Commission Date | November 4, 2021 |
| Heard by | Planning Commission |
| Analyst | C. Shannon McGuire, Planner |
| Checked By | Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager |

Public Notification

Pre-application held: August 10, 2021
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Preliminary Plat, dated September 2, 2021 – 3 pages

Macro Storm Water Drainage Study by Engineering Solutions, dated September 2, 2021 – 8 pages

Sanitary Sewer Capacity Memorandum by Engineering Solutions, dated September 2, 2021 – 3 pages
 Location Map

1. Project Data and Facts

| Project Data | |
|---------------------------------------|--|
| Applicant/Status | Engineering Solutions/Engineer |
| Applicant's Representative | Matt Schlicht |
| Location of Property | 900 NE Colbern Rd. |
| Size of Property | 1.04 acres – Lot 1 1.70 acres – Lot 2 2.49 acres – Lot 3 10.62 acres – Lot 4 7.01 acres – Tract A 1.07 acres – Public Street ROW ± 23.93 total acres |
| Number of Lots | 4 lots and 1 tract |
| Density | N/A |
| Zoning | CP-2 (Planned Community Commercial District) CS (Planned Commercial Services District) |
| Comprehensive Plan Designation | Commercial |
| Procedure | <p>The Planning Commission takes final action on the preliminary plat.</p> <p>However, if the Planning Commission disapproves, conditionally approves, tables or continues consideration of the preliminary plat without the consent of the applicant, the applicant may request that the preliminary plat be submitted to the City Council, provided this request is made in writing to the Director of the Development Services Department within five (5) days of the Planning Commission action.</p> <p>Duration of Validity: Preliminary plat approval shall be valid for a period of two (2) years from the date of Planning Commission or City Council approval. If no final plat has been submitted for approval within (2) years from the date of the preliminary plat approval, the preliminary plat approval shall terminate and be null and void.</p> |

| Current Land Use |
|--|
| The three parcels associated with this application are vacant, unplatted parcels that have been historically utilized for agricultural purposes. The subject properties are located on the northeast corner of NE Colbern Rd and NE Rice Rd. |

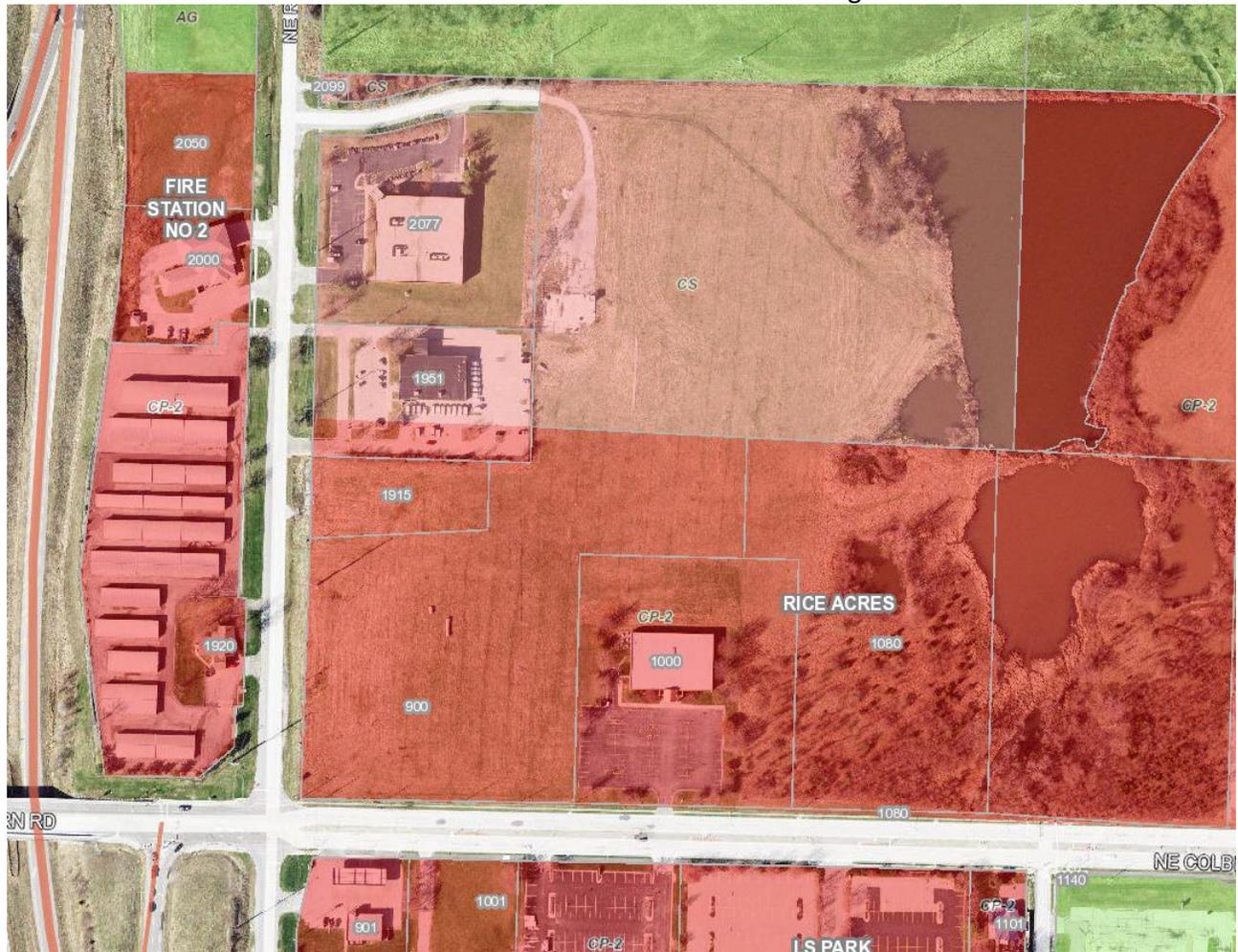
Description of Applicant's Request

The applicant proposes a 4-lot and 1 tract commercial subdivision for the properties located at 900 NE Colbern Road. Lot sizes range from 1.04 acres to 10.62 acres.

2. Land Use

Description and Character of Surrounding Area

The property to the north is zoned AG and is owned by Property Reserve Inc. The newly reconstructed library and vacant CP-2 zoned property are located east of the subject site. South, across NE Colbern Road, is zoned CP-2 and is the location of the Rush Hour gas station and convenience store. Adjacent to a portion of the north and west plat boundary lines are the CS-zoned post office and Midland Marble & Granite. West across NE Rice Road is the CP-2-zoned Summit Self Storage.



Adjacent Land Uses and Zoning

| | |
|---------------|--------------------------|
| North: | Vacant PRI property / AG |
|---------------|--------------------------|

| | |
|--------------------------------------|--|
| South (across NE Colbern Rd): | Rush Hour gas station & convenience store / CP-2 Vacant lot / CP-2 |
| East: | Mid-Continent Public Library / CP-2 Vacant lot / CP-2 |
| West: | US. Post Office & Midland Marble & Granite / CP-2 and CS Summit Self Storage / CP-2 |

Site Characteristics

The property generally slopes from the southwest to the northeast. A large pond is located in the northeast corner of the subject property.



Special Considerations

None

3. Unified Development Ordinance (UDO)

Unified Development Ordinance

| Section | Description |
|-------------------|------------------|
| 7.010,7.090,7.110 | Preliminary Plat |
| 4.220 | Zoning Districts |

4. Comprehensive Plan

| Focus Areas | Goals, Objectives & Policies |
|-------------|------------------------------|
|-------------|------------------------------|

| | |
|--|------------|
| Resilient Economy | Goal 3.3.A |
| Public Facilities, Infrastructure & Resiliency | Goal 3.5.B |
| Land Use and Community Design | Goal 3.7.A |

Comprehensive Plan

The proposed 4-lot commercial subdivision is consistent with the recommended land use category of Commercial by the 2021 Ignite Comprehensive Plan for the area. The proposed subdivision meets the objectives of the Comprehensive Plan as it is establishing a well-defined land use for the property that is consistent with the surrounding character of the neighborhood.

5. Analysis

Background

- May 1, 2002 – The City Council approved a preliminary plat, *Rice Acres 2nd, Lots 4-13* (Appl. #2002-047). This preliminary plat has since expired and is now null and void.
- January 23, 2007 – The Planning Commission approved a preliminary plat, *Lakepoint Crossing Business Center, Lots 1-10 & Tract A*. This preliminary plat has since expired and is now null and void.
- April 26, 2007 – The City Council approved a preliminary development plan for Lakepoint Crossing Business Center (Appl. #2006-225) by Ord. #6379. This preliminary development plan has since expired and is now null and void.

Compatibility

The proposed subdivision is consistent with existing and planned surrounding zoning districts and uses. The proposed use is consistent with the existing zoning and the adopted comprehensive plan.

Adverse Impacts

The proposed subdivision layout 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. Stormwater runoff from the future development of the lots will require the modification of the existing pond located in Tract A as outline in the Macro Stormwater Drainage study provided by the applicant’s design engineer and in accordance with the requirements of the UDO and the Design & Construction Manual. The commercial subdivision use is consistent with the existing nature of the adjacent properties. A design waiver will be required to be submitted and approved for a portion of the development that does not meet the allowable release rates. Final stormwater drainage studies will be required to be submitted and approved by the City with the submittal of each plat within the overall preliminary plat.

Public Services

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area will be constructed as part of the final plat process.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. 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).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
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. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
8. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
9. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.
10. A final plat shall be approved and recorded prior to issuance of any building permits.

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