



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-253
<b>File Name</b>	PRELIMINARY PLAT – Lakewood Business Center on I-470, Plat S, Lots 1-8
<b>Applicant</b>	North Oak Safety Storage, LLC
<b>Property Address</b>	2701 NE Hagan Rd
<b>Planning Commission Date</b>	December 16, 2021
<b>Heard by</b>	Planning Commission
<b>Analyst</b>	Victoria Nelson, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent D. Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: February 16, 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 July 26, 2021  
Stormwater Memorandum, dated August 10, 2021

Sanitary Sewer Analysis by Powell CWM, dated October 6, 2021 – 14 pages

Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	North Oak Safety LLC/Developer
Applicant's Representative	Tony Ward
Location of Property	2701 NE Hagan Rd
Size of Property	7.70 acres – Lot 1                      3.85 acres – Lot 2 1.44 acres – Lot 3                      1.33 acres – Lot 4 3.52 acres – Lot 5                      1.23 acres – Lot 6 3.71 acres – Lot 7                      4.05 acres – Lot 8 <p style="text-align: center;"><b>± 30.73 total acres</b></p>
Number of Lots	8
Floor Area Ratio (FAR)	N/A
Zoning	PI (Planned Industrial District)
Comprehensive Plan Designation	Industrial
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><b>Duration of Validity:</b> 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 30.73-acre property is vacant.

Description of Applicant's Request
The applicant proposes an 8-lot industrial subdivision under existing PI zoning. This application establishes the subdivision's preliminary lot layout and street network. Lot sizes range from 1.23 acres

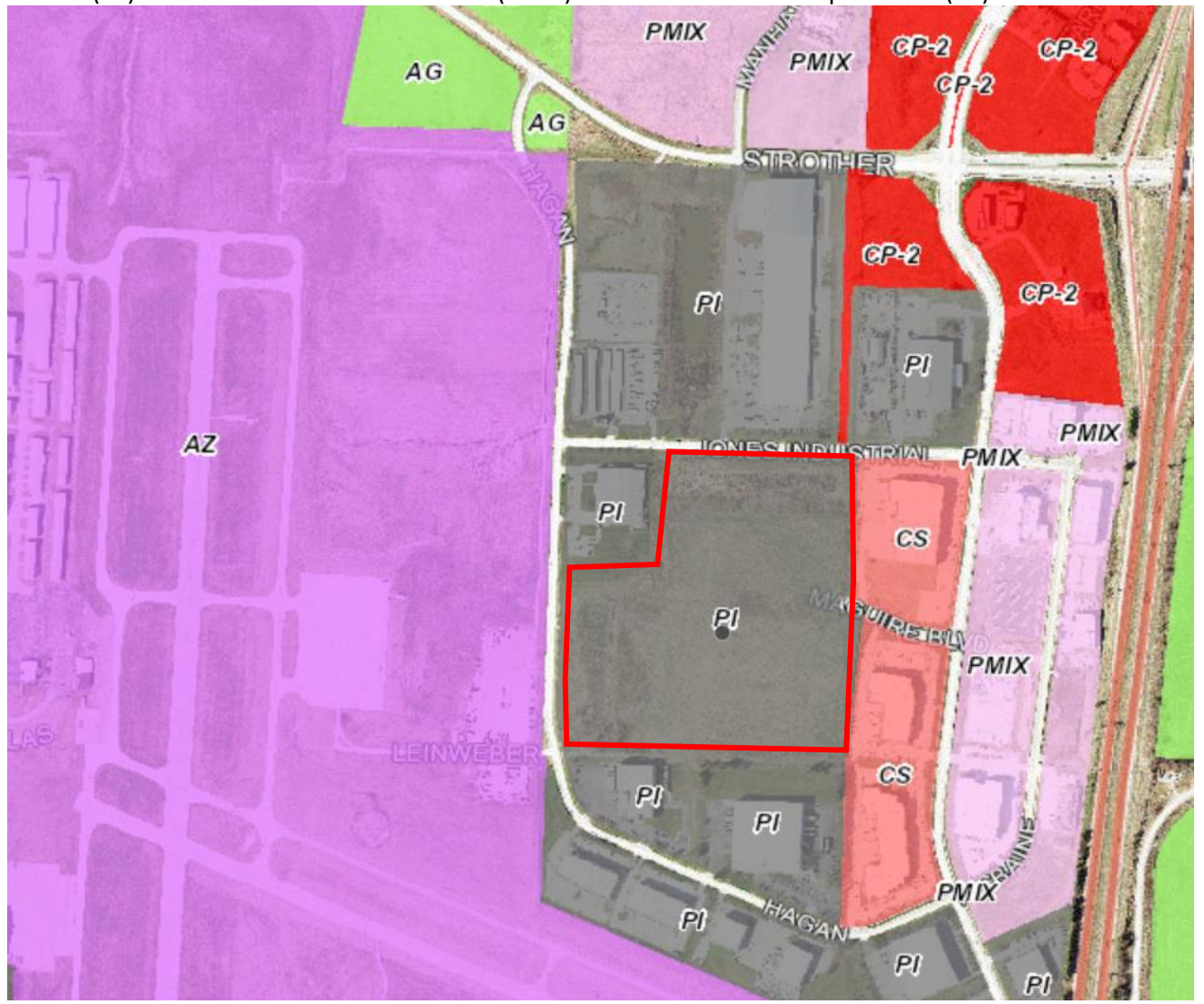
to 7.70 acres. The subdivision will provide additional street connections in the area between NE Hagan Rd and NE Independence Ave.

Because PI zoning is already in place on the subject property, only the subject preliminary plat and future final plat applications are required to be presented to the Planning Commission and City Council for approval. The UDO allows for the direct submittal of a final development plan application for staff approval to develop PI-zoned property if there is compliance with all UDO requirements.

## 2. Land Use

### Description and Character of Surrounding Area

The properties to the north and south are industrially zoned. East of the subject site is Commercial Services district (CS) and Planned Mixed Use district (PMIX). To the west is the Airport Zone (AZ).



**Adjacent Land Uses and Zoning**

<b>North (across NE Jones Industrial Dr):</b>	Various industrial warehouse uses & a storage business / PI
<b>South:</b>	Various industrial warehouse uses / PI
<b>East:</b>	Mini-warehouse & office warehouse uses / CS
<b>West:</b>	Lee’s Summit Airport / AZ

<b>Site Characteristics</b>
The subject property is south of NE Jones Industrial Rd, east and north of NE Hagan Rd, and west of NE Independence Ave. The property drops fairly significantly. An open, natural drainageway runs south to north along the western quarter of the property that leads to a detention basin north of the subject plat’s boundaries.

**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: Build an adaptable framework for continued growth in a changing environment
Land Use and Community Design	Goal: Promote sustainable land use to meet the needs of the future.

**Comprehensive Plan**

The proposed 8-lot industrial subdivision is consistent with the Industrial land use category recommended by the 2021 Ignite Comprehensive Plans for the area. The proposed subdivision meets the objectives of the comprehensive plan as it establishes a well-defined land use for the property that is consistent with the surrounding character of the neighborhood.

**5. Analysis**

**Background**

- October 13, 1987 – The City Council approved a rezoning (Appl. #1987-050) from A to M-2 (now PI) by Ordinance No. 3058

### **Compatibility**

The proposed industrial 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 future development will be handled by the existing regional stormwater detention basin that is directly north of and adjacent to the property. The industrial subdivision use is consistent with the existing nature of the adjacent properties.

### **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. The applicant has submitted a preliminary sanitary sewer analysis that has indicated that the existing 10-inch sanitary sewer has adequate capacity to handle the proposed development's sewage flows. This analysis is currently under further review by City staff. Any recommendations concerning limitations on peak base flow from an industrial user or potential downstream improvements will be further evaluated during the final plat analysis.

NE Maguire Blvd will connect to NE Hagan Rd. NE Maguire Rd will also branch off to the south creating NE Cargo Dr and then connecting and circling back to the west creating NE Leinweber Rd that will connect to NE Hagan Rd.

### **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. 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.
7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
8. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
9. Recommendations concerning limitations on peak base flow from an industrial user or potential downstream improvements will be further evaluated during the final plat analysis.
10. A final plat shall be approved and recorded prior to issuance of any building permits.