



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-403
File Name	PRELIMINARY DEVELOPMENT PLAN – Streets of West Pryor, Lot 9
Applicant	Streets of West Pryor, LLC, applicant
Property Address/Location	900 NW Pryor Rd.
Planning Commission Date Heard by	December 16, 2021 Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked by	Hector Soto, Jr., AICP, Planning Manager Kent Monter, P.E., Development Engineer Manager

Public Notification

Pre-application held: August 20, 2021
Neighborhood meeting conducted: December 8, 2021
Newspaper notification published on: November 27, 2021
Radius notices mailed to properties within 300 feet on: November 23, 2021
Site posted notice on: November 30, 2021

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Attachments

Streets of West Pryor-Tax Increment Financing Projection memo prepared by David Bushek
– 6 pages

Traffic Impact Analysis prepared by Brad Cooley dated December 7, 2021 – 2 pages
 Traffic Memo prepared by SM Engineering, dated November 16, 2021 – 3 pages
 Preliminary Development Plan, dated November 16, 2021 – 9 pages
 PNC Bank building elevations – Lot 9A, November 16, 2021 – 9 pages
 Medical/Restaurant building elevations – Lot 9B, dated November 18, 2021 – 1 page
 Chase Bank building elevations and sign requests – Lot 9C, dated November 16, 2021 – 2 pages
 Sign specification request by applicant, date stamped December 8, 2021 – 1 page
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Streets of West Pryor, LLC / Applicant
Applicant's Representative	David Olson
Location of Property	900 NW Pryor Rd.
Size of Property	± 0.74 acres (32,234 sq. ft.) – proposed Lot 9A (PNC Bank) ± 1.26 acres (54,585 sq. ft.) – proposed Lot 9B (med./rest.) ± 0.75 acres (32,670 sq. ft.) – proposed Lot 9C (Chase Bank) ± 2.75 acres (119,790 sq. ft.) total
Number of Lots	3 proposed lots
Building Size	2,585 sq. ft. – proposed Lot 9A (PNC Bank) 4,100 sq. ft. – proposed Lot 9B (medical/restaurant) 3,245 sq. ft. – proposed Lot 9C (Chase Bank) 9,930 sq. ft. total
FAR (Floor Area Ratio)	0.08 – proposed Lot 9A (PNC Bank) 0.07 – proposed Lot 9B (medical/restaurant building) 0.09 – proposed Lot 9C (Chase Bank) 0.24 total FAR
Zoning	PMIX (Planned Mixed Use district)
Comprehensive Plan Designation	Summit Activity Center
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan. Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use

The subject property consists of one vacant platted lot totaling 2.75 acres located at 900 NW Pryor Rd. The applicant proposes to subdivide the property into three lots.

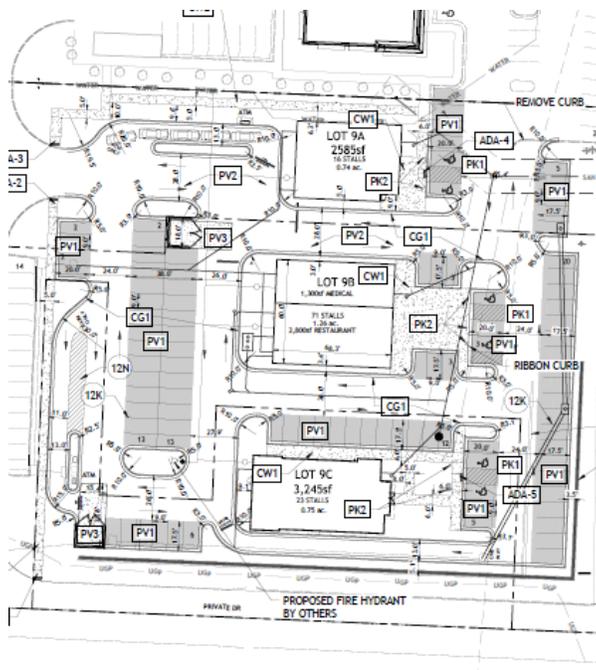
Description of Applicant’s Request

The applicant proposes to further subdivide an existing pad site into 3 lots for three stand-alone buildings to house two banking facilities and a medical/restaurant user located at 900 NW Pryor Rd. The combined total square footage for the banks is 5,830 sq. ft. and the medical/restaurant building is approximately 4,100 sq. ft. in size.

A preliminary development plan for the subject lot was approved in 2019 as part of the overall Streets of West Pryor development, this plan identified and established specific uses, square footages, and the number of buildings for each lot within the development. The approved plan identified this lot as a single, multi-tenant building with restaurant uses totaling 7,000 sq. ft. The applicant has since identified a need to adjust this lot to allow for multiple buildings, increased square footage, and different commercial uses (medical/office), rather than restaurant only.

The Unified Development Ordinance (UDO) does not authorize staff to administratively approve substantial changes to previously approved preliminary development plans. The change from one 7,000 sq. ft. building with multiple restaurant users to three buildings totaling 9,930 sq. ft. and consisting of office and medical uses reaches the threshold of a substantial change from the previously approved preliminary development plan.

The proposed architectural appearance of the buildings is generally unchanged from the previously approved preliminary development plan and are consistent with the overall architectural theme of the Streets of West Pryor development.



2. Land Use

Description and Character of Surrounding Area
The site is a vacant, 1-lot property located at 900 NW Pryor Rd. immediately adjacent to NW Pryor Rd. The property to the north, south, and west is zoned PMIX and is part of the overall Streets of West Pryor development consisting of multi-tenant commercial buildings, grocery store, and a mixed-use apartment complex. Continued construction is currently underway within the 73-acre Streets of West Pryor development, including two restaurants further south along NW Lowenstein Dr. The property to the east, across NW Pryor Rd., is zoned CP-2 and is the established Summit Woods Shopping Center.

Adjacent Land Uses and Zoning

North:	Restaurant/Retail uses / PMIX (Planned Mixed Use District)
South:	McKeever’s Grocery Store / PMIX
East (across NW Pryor Rd.):	Summit Woods Shopping Center / CP-2 (Planned Community Commercial District)
West:	Apartments/Retail/Restaurant uses / PMIX

Site Characteristics
The property is currently vacant, has been graded and is pad site ready. The lot is bordered by the Streets of West Pryor mixed use development. To the east and across NW Pryor Rd. is the Summit Woods Shopping Center. Access to the development is provided from NW Pryor Rd.

Special Considerations
N/A

3. Project Proposal

Building Sizes and Uses

	Original Preliminary Development Plan Building Square Footage/Use	Proposed Preliminary Development Plan Building Square Footage/Use
Lot 9	One 7,000 sq. ft. multi-tenant building / 2 restaurant users	Three buildings totaling 9,980 sq. ft. / 2 banking facilities; and 1 medical and restaurant user
Total	7,000 sq. ft.	9,930 sq. ft.

The table above provides a side-by-side comparison for the respective lot of the change in building sizes and uses between the previously approved plan and the proposed plan. The change in square footage and uses constitutes a substantial change from the previously approved plan per the UDO and cannot be approved administratively, thus requiring a new preliminary development plan.

Structure(s) Design

Number and Proposed Use of Buildings
3 buildings: banking facility / banking facility / medical and restaurant
Building Height
Proposed Lot 9A: 20' Proposed Lot 9B: 29' Proposed Lot 9C: 21' 6"
Number of Stories
1
Parking Provided
Proposed Lot 9A – 16 spaces; 11 spaces required Proposed Lot 9B – 71 spaces; 47 spaces required Proposed Lot 9C – 23 spaces; 13 spaces required Total – 110 spaces provided; 71 spaces required

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320,2.330	Preliminary Development Plans
4.240	Zoning Districts
9.080,9.090,9.150,9.160,9.260	Signs

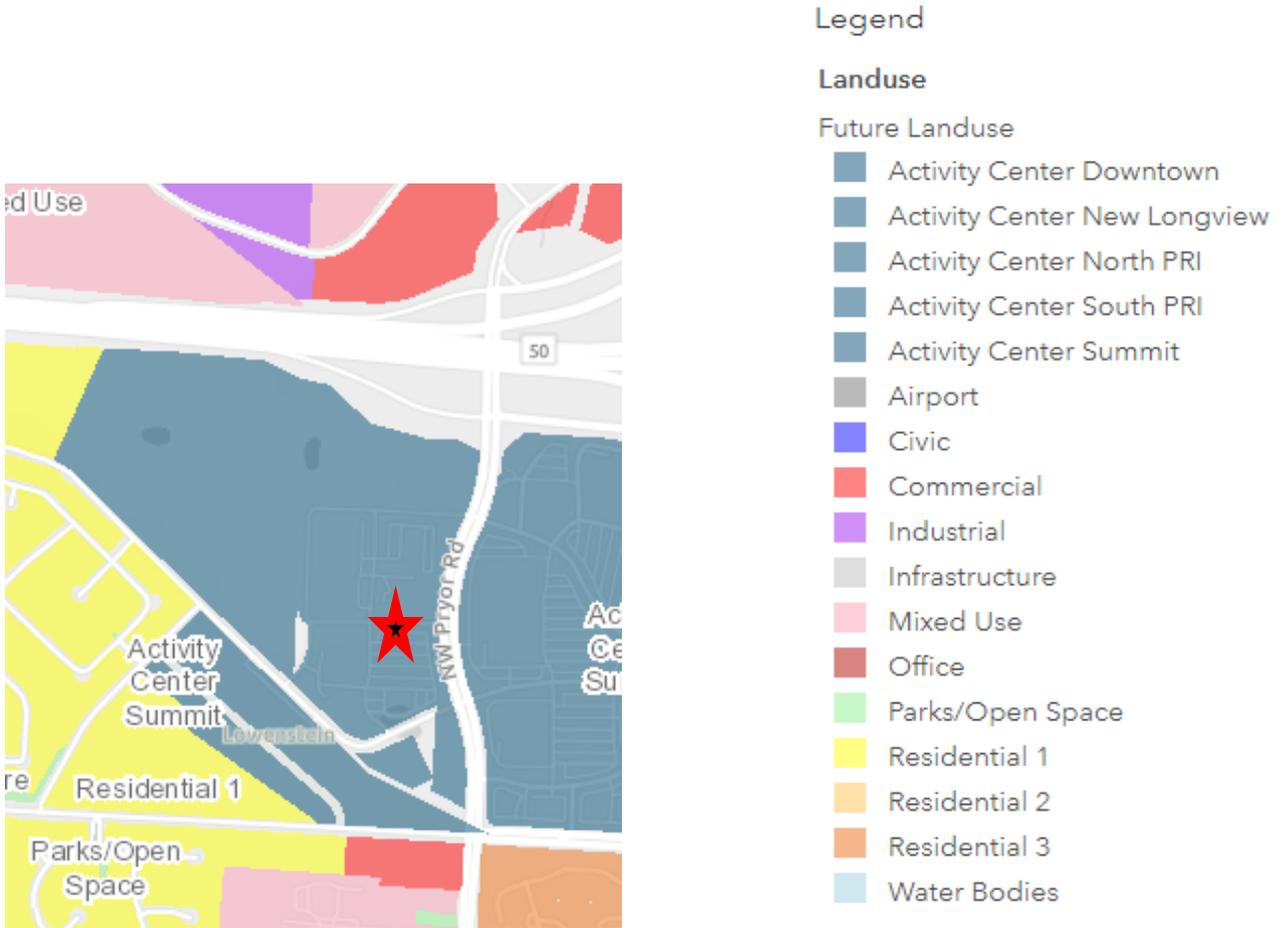
Unified Development Ordinance

The proposed restaurant/office/medical land uses are allowed by right under the existing PMIX zoning district.

The UDO grants the Planning Commission the authority to consider and approve signs that exceed the number of signs than what is allowed by right under Section 9.260, Table 9-1.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3A
Land Use and Community Design	Transition land use patterns and intensity to make sure uses are compatible and complementary maintaining community character.
Summit Activity Center	The Activity Center will continue to serve as a regional retail destination with the potential to serve as a community mobility hub, ensuring increased connectivity to all parts of Lee’s Summit, as well as Interstate 470 and Highway 50.



Comprehensive Plan

The 2021 Ignite Comprehensive Plan shows the recommended land use for this property as the Summit Activity Center. The Summit Activity Center includes a range of commercial, industrial and residential options. Future development will introduce a range of residential densities that are walkable to nearby retail and open space opportunities. The Summit Activity Center will continue to serve as a regional retail destination with the potential to serve as a community mobility hub, ensuring increased connectivity to all parts of Lee’s Summit, as well as Interstate 470 and Highway 50. The proposed uses are compatible with this land use designation and vision.

6. Analysis

Background

A preliminary development plan for the subject lot was approved in 2019 as part of the overall 73-acre Streets of West Pryor development. This plan identified and established specific uses, square footages, and the number of buildings for each lot within the development. The approved plan identified this lot as a single, multi-tenant building with restaurant uses totaling 7,000 sq. ft. The applicant has since identified a need to adjust this lot to allow for multiple buildings, increased square footage, and different commercial uses (medical/office), rather than restaurant only.

The Unified Development Ordinance (UDO) does not authorize staff to administratively approve substantial changes to previously approved preliminary development plans. The change from one 7,000 sq. ft. building with multiple restaurant users to three buildings, totaling 9,930 sq. ft. and consisting of office and medical uses reaches the threshold of a substantial change from the previously approved preliminary development plan.

The proposed architectural appearance of the buildings is generally unchanged from the previously approved preliminary development plan and are consistent with the overall architectural theme of the Streets of West Pryor development.

- April 6, 2017 – The City Council approved a rezoning (Appl. #PL2016-206) from R-1 and CP-2 to PMIX – approximately 39 acres generally bounded by I-470 on the north, NW Pryor Road on the east, and NW Lowenstein Drive on the southwest known as West Pryor Village, by Ordinance No. 8127.
- January 8, 2019 – The City Council approved a rezoning and preliminary development plan (Appl. #PL2018-098) from R-1 to PMIX for the Streets of West Pryor development, by Ordinance No. 8531.
- November 11, 2019 – A final development plan (Appl. #PL2019-288), for Lot 10 of Streets of West Pryor (multi-tenant commercial/retail building) was approved administratively by staff.
- November 11, 2019 – A final development plan (Appl. #PL2019-251), for Summit at West Pryor (mixed-use/apartments) was approved administratively by staff.
- December 3, 2019 – A final development plan (Appl. #PL2019-191), for McKeever’s Grocery was approved administratively by staff.
- June 2, 2020 – A final development plan (Appl. #PL2020-078), for Lot 3 of Streets of West Pryor (multi-tenant commercial/retail building) was approved administratively by staff.
- January 19, 2021 – The City Council approved the preliminary development plan (Appl. #PL2020-280) for Streets of West Pryor, Lots 1 and 2 (Shake Shack and Red Door Grill), by Ordinance No. 9064.
- March 11, 2021 – The City Council approved a rezoning and preliminary development plan (Appl. #PL2020-274) from R-1 to PMIX; PMIX to RP-4; and R-1 to RP-4, proposed apartments and townhome development, Lot 7 by Ordinance No. 9090.
- March 17, 2021 – A final development plan (Appl. #PL2021-022), for Shake Shack, Lot 2 was approved administratively by staff.
- June 1, 2021 – A final development plan (Appl. #PL2021-092), for Red Door Grill, Lot 1 was approved administratively by staff.
- August 18, 2021 – A final development plan (Appl. #PL2021-320), for pool and clubhouse, Lot 7A was submitted for administrative review. This application is pending approval.
- September 30, 2021 – A final development plan (Appl. #PL2021-089), for apartments (Signature at West Pryor), Lot 7A was approved administratively by staff.

- November 5, 2021 – A final development plan (Appl. #PL2021-427), for Phase II of the Townhomes, Lot 7B was submitted for administrative review. This application is pending approval.
- November 22, 2021 – A final development plan (Appl. #PL2021-272), for Phase I of the Townhomes, Lot 7B was approved administratively by staff.

Compatibility

The site is located within the Streets of West Pryor mixed-use development along NW Pryor Rd. and adjacent to the Summit Woods Shopping Center. The proposed buildings and uses are consistent with surrounding land uses, and overall vision for the Summit Activity Center future land use designation. The proposed layout and architectural appearance of the buildings is generally unchanged from the previously approved preliminary development plan. However, the increase in square footage and the change in the proposed uses is considered a substantial change from the previously approved plan, thus requiring approval from the Governing Body.

Adverse Impacts

The additional buildings and change from restaurant users to banking facilities, medical, and restaurant will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The buildings' layout, circulation, and architectural style are complementary and consistent with the range of architectural styles and exterior materials currently found within the Streets of West Pryor Development.

Public Services

Existing public infrastructure and services are available and adequate to meet the demand of the proposed development.

In evaluating the new preliminary development plan, the City Traffic Engineer determined that no additional roadway improvements are necessary to maintain adequate level of service. Infrastructure improvements constructed in support of the previously approved development will accommodate the trips generated by the proposed development in comparison to the previously approved land uses and building areas studied for Lot 9. This conclusion is supported by the applicant's Traffic Impact Study Memorandum and further described in the staff-prepared Traffic Impact Analysis.

Elevations. Corrections required.

PNC Bank (proposed Lot 9A).

- Required – Varying parapet heights, pronounced recesses and projections, vertical accents or focal points.
- Proposed – The proposed roof line is horizontal without varying heights or vertical accents.
- Recommendation – Additional roof form and parapet heights; pronounced recesses and projections; and vertical accents or focal points shall be required for Lot 9A proposed "PNC Bank" building.

Additional Wall Sign Request.

Signs. An additional wall sign is requested for Lot 9C (Chase Bank).

- Required – a single tenant building is allowed 3 walls signs.
- Proposed – a total of 4 wall signs is proposed for Lot 9C (Chase Bank)

- Recommendation – The overall square footages for the proposed signs for Lot 9C (Chase Bank) are well under the maximum square footages and percentages allowed by the UDO for wall signage. The north and south façade signs are approximately 4% of the façade, compared to the allowable 10% of allowed sign square footage. The east and west façade signs are approximately 2% of the façade, compared to the allowable 10% square footage. Other buildings within the Streets of West Pryor Development have been granted additional walls signs (Shake Shack and Red Door Grill). Additional information regarding the overall sign package for the Streets of West Pryor Development can be provided if requested. No other sign allowances are requested for the Lot 9A and Lot 9B developments.

Proposed Wall Signs for Lot 9C (Chase Bank)

	Copy	Letter Height	Sign Area/percentage of facade
North Elevation	Chase Bank	2.5'	35 sq. ft./2%
South Elevation	Chase Bank	2.5'	35 sq. ft./2%
East Elevation	Chase Bank	2.5'	35 sq. ft./4%
West Elevation	Chase Bank	2.5'	35 sq. ft./4%
UDO standards	N/A	6' letter height	10% of façade allowed North: 165 sq. ft. allowed East: 88 sq. ft. allowed West: 92 sq. ft. allowed South: 163 sq. ft. allowed

7. Recommended Conditions of Approval

Site Specific

1. An additional wall sign for Lot 9C totaling 4 wall signs shall be approved per the sign specification plan set submitted December 8, 2021.
2. Additional roof form and parapet heights; pronounced recesses and projections; and vertical accents or focal points shall be required for lot 9A proposed "PNC Bank" building.

Standard Conditions of Approval

3. 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 development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
4. 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).
5. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
7. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
8. Sign permits shall be obtained prior to installation of any signs through the Development Services Department.