



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-399
File Name	FINAL PLAT - Lee's Summit Logistics, Lots 1-3
Applicant	Scannell Properties, LLC., applicant
Project Address	1220 NW Main St.
Planning Commission Date	February 24, 2022
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr, AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: N/A
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

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Unified Development Ordinance (UDO)	4
4. Comprehensive Plan	4
5. Analysis	5
6. Recommended Conditions of Approval	6

Attachments

Final Plat, dated January 31, 2022 – 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Scannell Properties, LLC./applicant
Applicant's Representative	Shaun Cofer
Location of Property	1220 NW Main Street
Size of Property	±78.97 acres (3,439,836 sq. ft.)
Number of Lots	3 lots
Floor Area Ratio (FAR)	To be determined (1.0 maximum allowed)
Zoning	PI (Planned Industrial District)
Comprehensive Plan Designation	Industrial
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

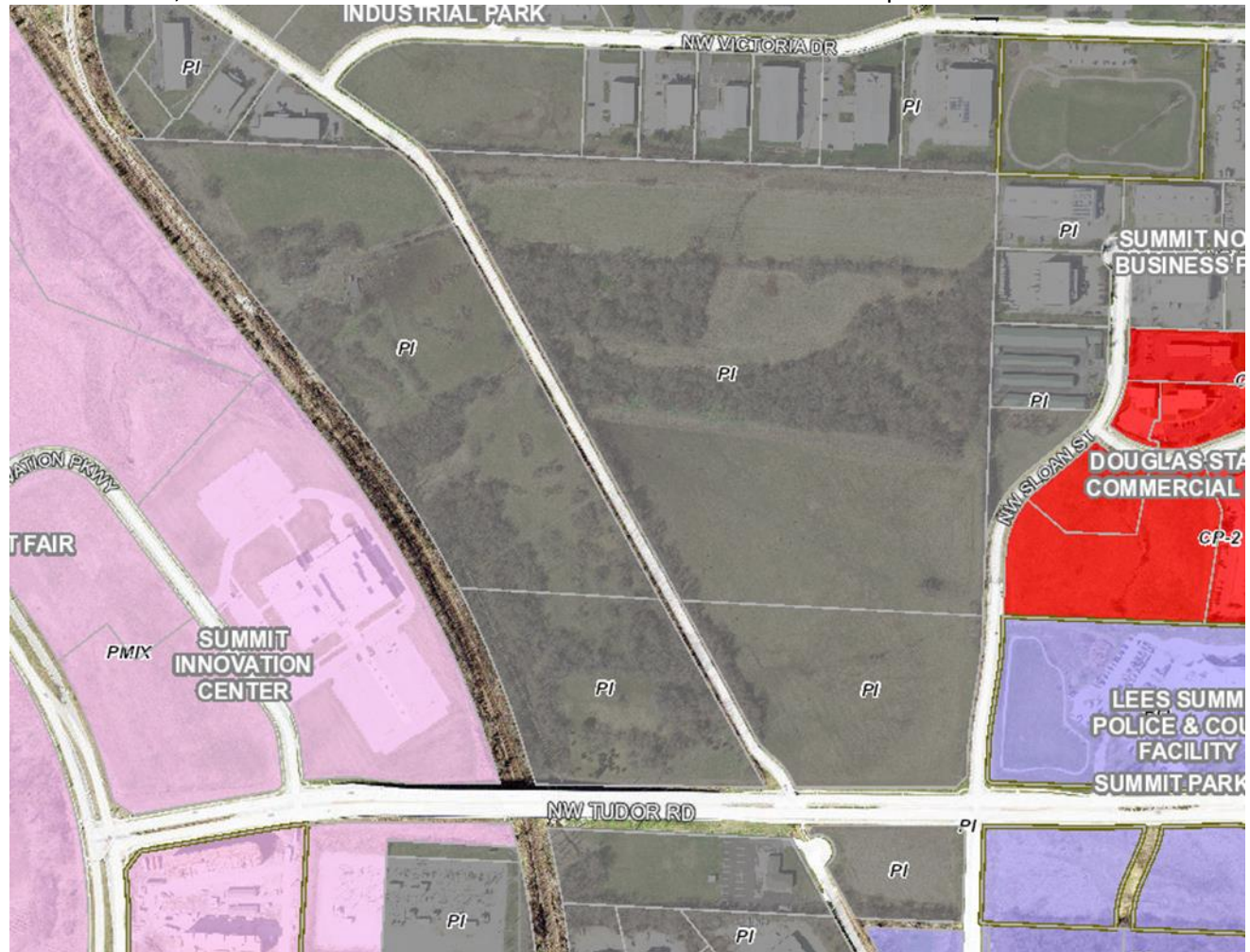
Current Land Use
The existing four parcels comprising the total land area associated with this application are vacant, unplatted parcels that have been historically utilized for agricultural purposes. The subject properties are located on the east and west side of NW Main Street just north of the intersection of NW Tudor Road.

Description of Applicant's Request
The applicant proposes a 3-lot industrial subdivision for properties located in the vicinity of 1220 NW Main Street. Lot sizes range from 13.29 acres to 37.90 acres. In accordance with the Thoroughfare Master Plan, the applicant is proposing to realign NW Main Street.

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 a mix of PO (Planned Office), CP-2 (Planned Community Commercial) and PI zoned properties. West, across the Missouri Pacific Railroad ROW, is the PMIX-zoned Summit Innovation Center and undeveloped vacant lots.

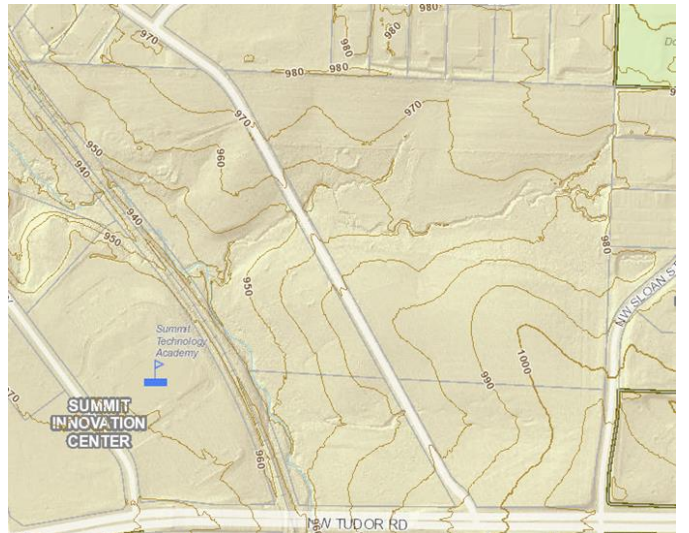


Adjacent Land Uses and Zoning

North:	Various office warehouse uses & vacant lot / PI
South (across NW Tudor Rd):	Fraternal Order of Police Lodge & vacant lot / PI
East (across NW Sloan St):	Lee's Summit Police Department / PO Vacant / CP-2 Mini-warehouse & office warehouse uses / PI
West:	Summit Innovation Center & vacant lots / PMIX

Site Characteristics

A draw bisects the property from the east to west. The northern third of the property generally slopes from the northeast to the southwest. The remaining two-thirds of the property generally slopes from the southeast to the northwest.



Special Considerations

In accordance with the Thoroughfare Master Plan, NW Main Street will be realigned during the initial phase of construction. Substantial completion or financial security for the associated public improvements shall be required prior to adoption of an ordinance approving the final plat.

3. Unified Development Ordinance (UDO)

Section	Description
7.010,7.090,7.110	Final 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

Comprehensive Plan

The proposed 3-lot industrial subdivision is consistent with the land use recommended by the 2021 Comprehensive Plans 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 and History

- March 13, 1984 – The City Council approved a rezoning from R-1 to M-1 (now PI) (Appl. #1984-003) by Ordinance No. 2505
- September 9, 2021 – The Planning Commission approved the preliminary plat (Appl. #PL2021-255) for Lee's Summit Logistics, Lots 1-3.

Subdivision-Related Public Improvements

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following the first ordinance reading by City Council until the infrastructure requirements are met.

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 numerous private stormwater detention facilities in accordance with the requirements of the UDO and the Design & Construction Manual. Final stormwater drainage studies and any adverse impacts to existing floodplain boundaries / stream buffers will be required to be submitted and approved by the City with the submittal of each future final development plan. 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.

Recommendation

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

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. 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.
6. A final plat shall be approved and recorded prior to any building permits being issued.
7. Revise the plat title to read, "Lee's Summit Logistics, Lots 1-3".