



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-018 – PRELIMINARY DEVELOPMENT PLAN – Lee's Summit Fire Station #4
Applicant	City of Lee's Summit
Location	5031 NE Lakewood Way
Planning Commission Date	March 24, 2022
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: November 30, 2021

Neighborhood meeting conducted: Originally scheduled on February 17, 2022, the meeting was canceled due to inclement weather. To satisfy the UDO requirements, the applicant will make a good faith effort to schedule a new meeting or contact interested parties, prior to the public hearing at the City Council, with the date and time TBD.

Newspaper notification published on: March 5, 2022

Radius notices mailed to properties within 300 feet on: March 3, 2021

Site notice posted on: March 4, 2022

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Attachments

Stormwater Report by GLVM Architecture, revised February 11, 2022 and dated March 3, 2022 – 9 pages

Preliminary Development Plan, dated February 21, 2022 – 26 pages

Modification Request, dated February 21, 2022 – 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit /Owner
Applicant's Representative	Brian Austerman, Deputy Fire Chief
Location of Property	5031 NE Lakewood Way
Size of Property	1.17 acres (50965.2sq. ft.) total
Number of Lots	1 Lot
Building Area	12,189 sq. ft. proposed total building area
FAR (Floor Area Ratio)	0.24 – proposed total FAR
Parking Spaces – Required	According to approved plan
Parking Spaces – Proposed	15 – total spaces proposed
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial
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 in the form of an ordinance. 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 1.17-acre property is currently undeveloped vacant ground located in the Executive Lakes Center commercial subdivision.

Description of Applicant's Request
The applicant proposes a preliminary development plan (PDP) to construct a new 12,189 square foot fire station to replace the existing station on Woods Chapel Rd. Proposed exterior materials include the use of a conditional material (Architectural Aluminum Wall Panels). The Unified Development Ordinance (UDO) does not allow administrative approval of this material and requires the City Council approve the use of the proposed conditional material. The applicant also seeks approval of a modification to the minimum front yard parking lot setback.

2. Land Use

Description and Character of Surrounding Area

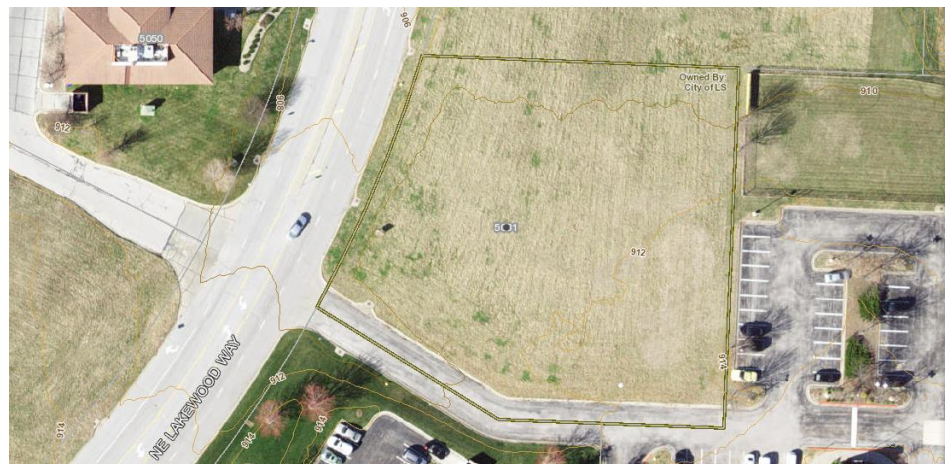
The subject site is located in the Executive Lakes Center commercial subdivision and is surrounded by CP-2 zoned properties on all sides. A vacant lot is located adjacent to the northern property line. Lakewood Montessori School is located to the east and south of the subject property. Lakewood Animal Health Center is also located just south of the property. West across NE Lakewood Way is the GasMart USA gas station and convenience store.

Adjacent Land Uses and Zoning

North:	Vacant / CP-2
South:	Lakewood Montessori School / CP-2 Lakewood Animal Health Center / CP-2
East:	Lakewood Montessori School / CP-2
West (across NE Lakewood Way):	GasMart USA gas station and convince store / CP-2

Site Characteristics

The site is a relatively unremarkable flat lot that generally slopes from the southeast to the northwest. The property has a platted shared access driveway along the south property line. This driveway provides access to the property at 5021 NE Lakewood Way (Lakewood Montessori School).



Special Considerations

None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	64%
Pervious:	36%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	15	Total parking spaces required:	According to approved plan*
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

* As the UDO does not establish a minimum parking requirement for the proposed fire station land use type, the applicant has proposed to provide parking at a ratio that is similar to existing fire stations located throughout Lee's Summit.

Structure(s) Design

Number and Proposed Use of Buildings
1 – Fire Station
Building Height
33'
Building Size
12,189 sq. ft.
Number of Stories
1 Story
Floor Area Ratio
0.24 (0.55 Max)

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	42' 9" (Building) / 18' (Parking)*
Side	10' (Building) / 6' (Parking)	10' (Building) / 6' (Parking)
Rear	20' (Building) / 6' (Parking)	20' (Building) / 6' (Parking)

*Requires a modification

4. Unified Development Ordinance (UDO)

Section	Description
2.260,2.300	Preliminary Development Plan
4.210	Zoning Districts

5. Comprehensive Plan

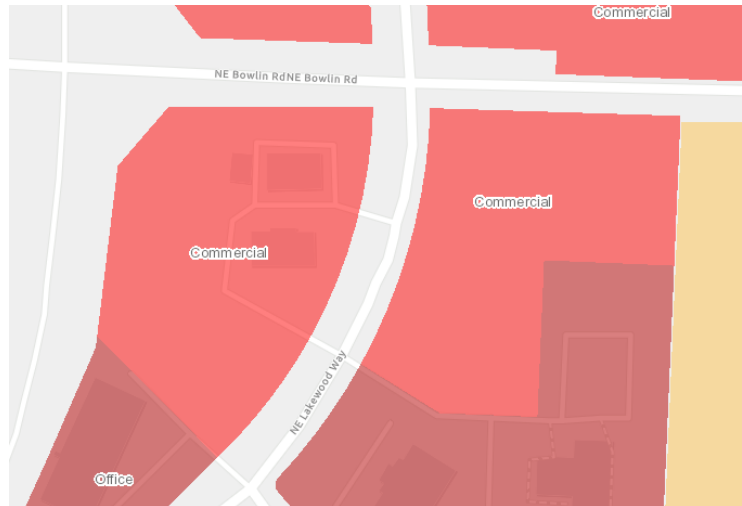
Focus Areas	Goals, Objectives & Policies
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Public Facilities, Infrastructure & Resiliency.	Goal 3.5. A Goal 3.5. A Goal 3.5. A
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The 2021 Ignite Comprehensive Plan land use map identifies the subject site's future recommended land use as Commercial. The proposed fire station is a land use allowed with conditions in the existing CP-2 zoning district. The UDO established two conditions: the use shall front on a collector or arterial classified street; and shall be architecturally compatible with surrounding development.

An objective established in the Comprehensive Plan is to provide public facilities and services to accommodate new growth and redevelopment. The subject site was selected to meet the needs of the community so that the Lee's Summit Fire Department can continue to provide high-quality service levels for existing and future customers.

The proposed PDP further meets established goals by providing enhanced City services and facilities to protect a high quality of life. If approved, the proposed PDP will meet the above goals and objectives of the Comprehensive Plan with the continued investment into the community to meet the changing needs of the community.



6. Analysis

Background and History

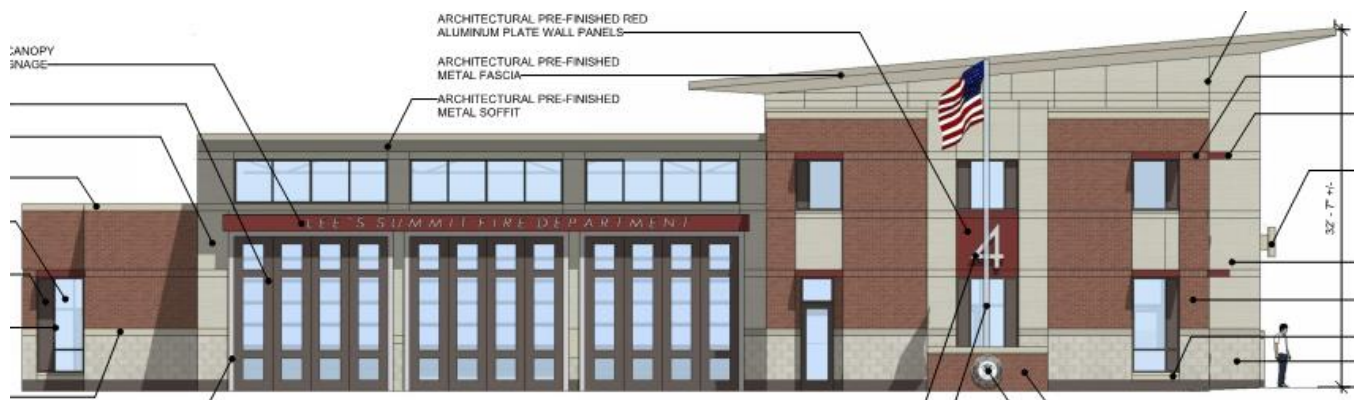
- August 8, 1998 – The City Council approved the preliminary site plan (Appl. #1998-174) for Executive Lakes Center, a 34+ acre development at the southeast corner of Bowlin Road and I-470 consisting of a mix of retail, office and a Montessori school.
- September 16, 1999 – The City Council approved the rezoning and the preliminary site plan (Appl. #1999-042) for the Executive Lakes Center by Ord. #4850.
- December 30, 2003 – The Minor Plat of Executive Lakes Center, Lots 6-A & 6-B was administratively approved.

Compatibility

The subject site is located within the Executive Lakes Center. As part of the previously approved PDP for the overall development, minimum design standards were established requiring buildings to be designed in the Mission architectural style with tile roofs, among other requirements.

The design elements required by the previously approved PDP are not conducive to accommodating the large spans at the apparatus bay and the functional requirements of a fire station. By proposing an updated building design, the applicant is attempting to meet the needs of the community, while also achieving the Comprehensive Plan goal of implementing innovative facility designs and maintenance practices to reduce life cycle costs.

The proposed building materials utilized in the design of the fire station include a combination of brick and stone masonry units with a rough textured finish; architectural metal panels; and fiber cement wall panels.



Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project develops a long-vacant property and will provide needed public services to the community.

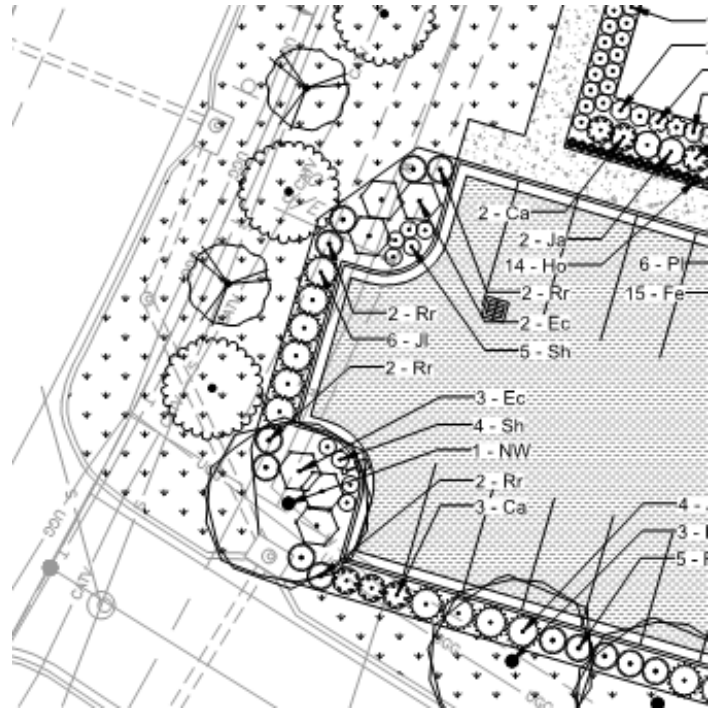
Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Should the PDP be approved, the proposed development will provide vital services to accommodate the existing and future needs of the community.

Modifications

Minimum parking lot setback. Modification requested. **Staff supports requested modification.**

- **Required** – All parking lots shall be set back a minimum 20 feet from any public right-of-way.
- **Proposed** – The applicant has proposed an 18' setback from NE Lakewood Way.
- **Recommendation** – The parking lot layout is the result of the need to accommodate the turning movements of the fire apparatus and the desire to consolidate all parking stalls in a single location for security reasons. The encroachment is minimal and will be screened by trees, shrubs and other landscaping along the full length of the parking lot adjacent to the right-of-way. Given the unique requirements of operating a fire station and for the reason as stated above, staff finds the requested modification to be reasonable and supports the request.



Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum 20' parking lot setback from right-of-way, to allow for an 18' parking lot setback from NE Lakewood Way.
2. Development shall be in accordance with the preliminary development plan dated February 21, 2022.

Standard Conditions of Approval

3. As part of the final development plan submittal, the landscape plan shall be revised so that none of the trees are in conflict with public utilities. Trees shall be a minimum of five (5) feet from the outside of the mature tree trunk, to the outside of any public sanitary sewer line, or public manhole.
4. An updated stormwater report has been submitted to the City, however at the time of the writing of this staff report, City staff had not reviewed the updated report. The applicant shall submit the updated report with their final development plan application and it shall address staff's most recent review comments provided in CityView.

5. 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.
6. 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).
7. 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.
8. 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.