



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-085
File Name	FINAL PLAT – Tower Park, Lots 7A-1 thru 7A-3 and 7B-1
Applicant	Box Real Estate Development, LLC
Property Address	420 SW Longview Blvd
Planning Commission Date	May 12, 2022
Heard by	Planning Commission and City Council
Analyst	Victoria Nelson, Planner
Checked By	Hector Soto, Jr. AICP, Senior Planner Kent D. 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

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Attachments

Final Plat, revision date March 30, 2022
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Box Real Estate Development, LLC / Developer
Applicant's Representative	Russell G Pearson
Location of Property	420 SW Longview Blvd
Size of Property	± 0.98 total acres
Number of Lots	4 lots
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Activity Center New Longview
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
At this time a two-story mixed-use commercial building is being constructed. The southeast portion of the property currently houses a vet clinic.

Description of Applicant's Request
The applicant is wanting to split Lot 7A into four lots renaming it 7A-1 thru 7A-3 and 7B-1.

2. Land Use

Description and Character of Surrounding Area
The property is located along the southwest side of SW Longview Blvd. The site is located on the parcel between SW Sensation Dr. and SW Tower Park Dr. The abutting building to the south houses an animal clinic. To the southwest is a multi-family development.

Adjacent Land Uses and Zoning

Northeast (across SW Longview Blvd):	B&B Movie Theaters/PMIX
Northwest (across SW Sensation Dr.)	Commercial/Retail Businesses/PMIX
South:	Good Vets Animal Clinic/PMIX
Southwest:	Multi-family Apartments/PMIX

3. Unified Development Ordinance (UDO)

Section	Description
7.140, 7.150	Final Plats
4.240	PMIX (Planned Mixed Use District)

The proposed use follows Sec. 4.240 of the UDO for PMIX zoning district, which permits a greater flexibility in development standards along with proper design and planning so that it is compatible with the surrounding uses to obtain a greater economic vitality.

4. Analysis

Background and History

The final plat is for Tower Park Commercial-Phase 2, Lots 7B-7E with an acreage total of 0.98. The final plat is consistent with the approved preliminary development plan that was approved in 2020.

- October 3, 2002 – City Council approved a rezoning and preliminary development plan for *New Longview Farm* (Appl. #2002-031) from AG, RP-1, RP-2, RP-3, and CP-2 to District PMIX by Ordinance No. 5407.
- August 12, 2003 – A preliminary plat was approved for *New Longview, Tower Park, Lots 1-9 and Tracts A-E*. (Appl. #2003-063).
- August 26, 2003 – A comprehensive plan amendment was approved for *Central/South Area, Longview/View High Parkway*. (Appl. #2003-095).
- September 4, 2003 – A preliminary development plan was approved for land located at *New Longview, Phase II, Tower Park*. (Appl. #2003-062).
- October 6, 2005 – A minor plat was approved for *Tower Park Commercial, Phase 2 Lots 5, 6, 7, and Tracts A and B* (Appl. #2005-197). The plat was recorded at the Jackson County Recorder of Deeds by Document #200510090051.
- December 1, 2020 – City Council approved a preliminary development plan for *New Longview Building 31* (Appl. #2020-224) by Ordinance No. 9012.

Compatibility

The Final Plat that is being requested along with the 2-story mixed use building is compatible to the other surrounding uses in the Longview area.

Adverse Impacts

The proposed plat will not detrimentally impact the surrounding area. Storm water will be managed through an existing off-site regional storm water detention basin; no on-site storm water detention is proposed.

Public Services

The infrastructure associated with the proposed plat will tie into the existing water, sanitary sewer, storm sewers and street infrastructure.

The proposed plat will not impede the normal and orderly development of the surrounding property.

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. Any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.