



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-195
File Name	PRELIMINARY DEVELOPMENT PLAN – LP Mart
Applicant	Engineering Solutions, LLC
Location	601 SE Oldham Pkwy
Planning Commission Date	July 14, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: January 26, 2021
Neighborhood meeting conducted: July 7, 2022
Newspaper notification published on: June 25, 2022
Radius notices mailed to properties within 300 feet on: June 24, 2022
Site posted notice on: June 24, 2022

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	4
5. Comprehensive Plan	5
6. Analysis	5
7. Recommended Conditions of Approval	7

Attachments

Transportation Impact Analysis prepared by Brad Cooley, P.E., dated July 6, 2022 – 3 pages
Traffic Impact Study prepared by Kimley Horn, dated May 13, 2022 – 17 pages
Preliminary Development Plan, upload date June 22, 2022 – 6 pages
Building Elevations, upload date June 14, 2022

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	601 SE Oldham Pkwy
Size of Property	±2.0 Acres (87,011 sq. ft.)
Number of Lots	1
Building Area	6,250 sq. ft.
Floor Area Ratio (FAR)	0.07 (1.0 max FAR in PI district)
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Commercial
Procedure	<p>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.</p> <p>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.</p>

Current Land Use

The subject property is an undeveloped pad site location northwest of the existing Home Depot. The only improvement on the subject property is an existing pole sign for Home Depot.

Description of Applicant's Request

The applicant proposes a preliminary development plan for a 6,250 sq. ft. convenience store and gas station with 8 pump stations on a 2.0-acre site at the southeast corner of SE Hamblen Rd and SE Oldham Pkwy.

2. Land Use

Description and Character of Surrounding Area



The subject property is a pad site located at the southeast corner of SE Hamblen Rd and SE Oldham Pkwy, approximately 700 feet south of the SE Hamblen Rd/US 50 Hwy interchange. The site sits in an area bordered by commercial uses to the north, industrial uses to the west and Home Depot to the east and southeast. To the south across the driveway onto SE Hamblen Rd is another currently undeveloped pad site and parking area.

Adjacent Land Uses and Zoning

North (across SE Oldham Pkwy):	Commercial/CP-2
South:	Undeveloped commercial pad site/PMIX
East:	Home Depot/PMIX
West (across SE Hamblen Rd):	Industrial/PI

Site Characteristics
The site is fairly flat, but generally slopes from north to south. The only improvement on the subject property is a Home Depot pole sign located along SE Hamblen Rd.

Special Considerations
None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	55.6%
Pervious:	44.4%
TOTAL	100%

Parking for the proposed project

Proposed		Required	
Total parking spaces proposed:	33	Total parking spaces required:	33
Parking Reduction requested?	No	Off-site Parking requested?	No

Building Setbacks (Perimeter)

Yard	Existing CP-2 zoning standard	Proposed PI zoning standard	Proposed Building
Front	15'	20'	37' (canopy); 152' (c-store)
Side	10'	10'	139' (north); 95' (south)
Rear	20'	20'	20'

Parking Setbacks (Perimeter)

Yard	Parking	Parking Proposed
Front	20' (west)	20'
Side	20' (north); 0' (south)	50' (north); 42' (south)
Rear	0'	73'

Structure(s) Design

Number and Proposed Use of Buildings
1 building
Building Height
22'
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
4.240	Zoning District (PMIX)
2.040,2.260,2.300,2.310,2.320	Preliminary Development Plans
6.310	Use Conditions – Convenience Store

The applicant proposes a convenience store with gas station, which is a permitted use by right with conditions in the PMIX district per an approved preliminary development plan. The use conditions are CPTED (Crime Prevention Through Environmental Design) based that will be reviewed for compliance at the time of final development plan and building permit plan review. Examples of the CPTED conditions include, but are not limited to, minimum lighting levels, video surveillance requirements and alarm requirements.

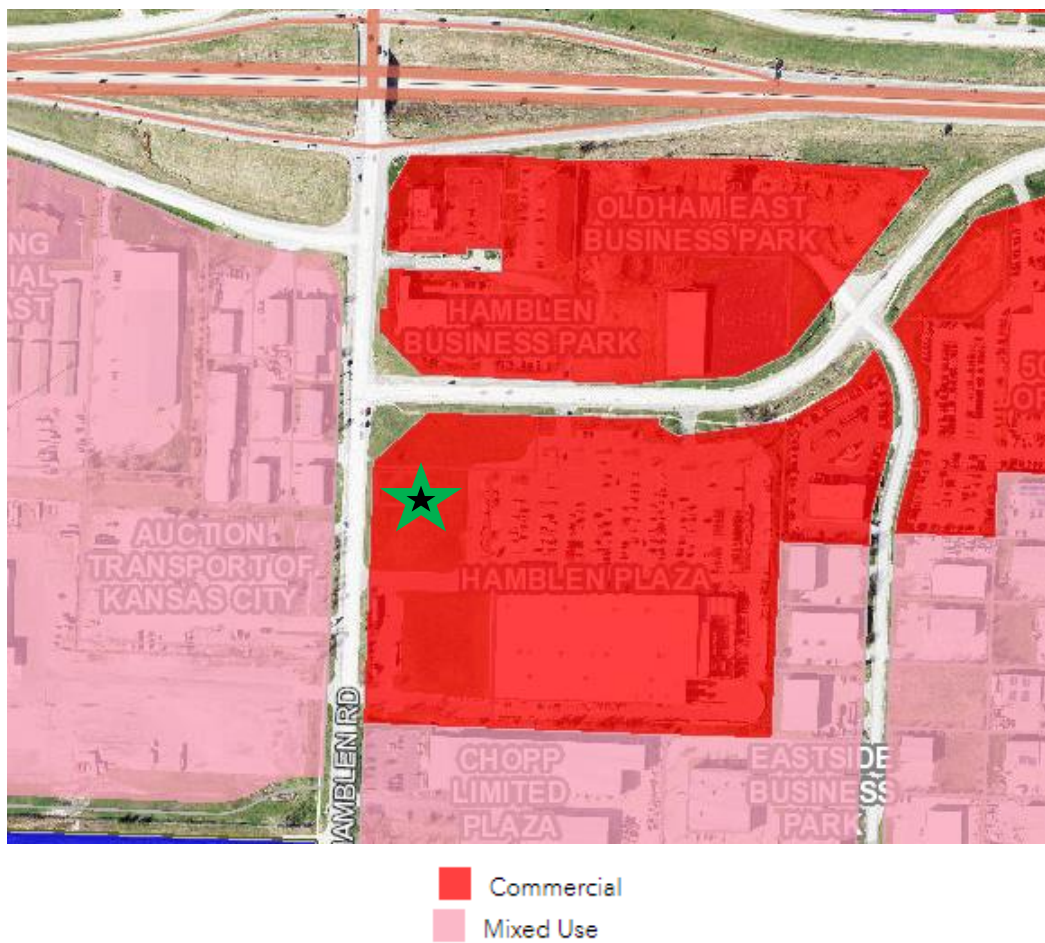
The proposed use is consistent and compatible with existing commercial and industrial uses in the area. The property is located south of the SE Hamblen Rd/US 50 Hwy interchange, which serves as a gateway to SE Hamblen Rd industrial corridor.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3. A

Comprehensive Plan

The future land use map identifies the area as Commercial. The Commercial category is designed to accommodate a range of retail, office, service, and public/institutional uses. The proposed development of the subject property with a convenience store with gas station provides a retail/service use to the area that is consistent with the comprehensive plan.



6. Analysis

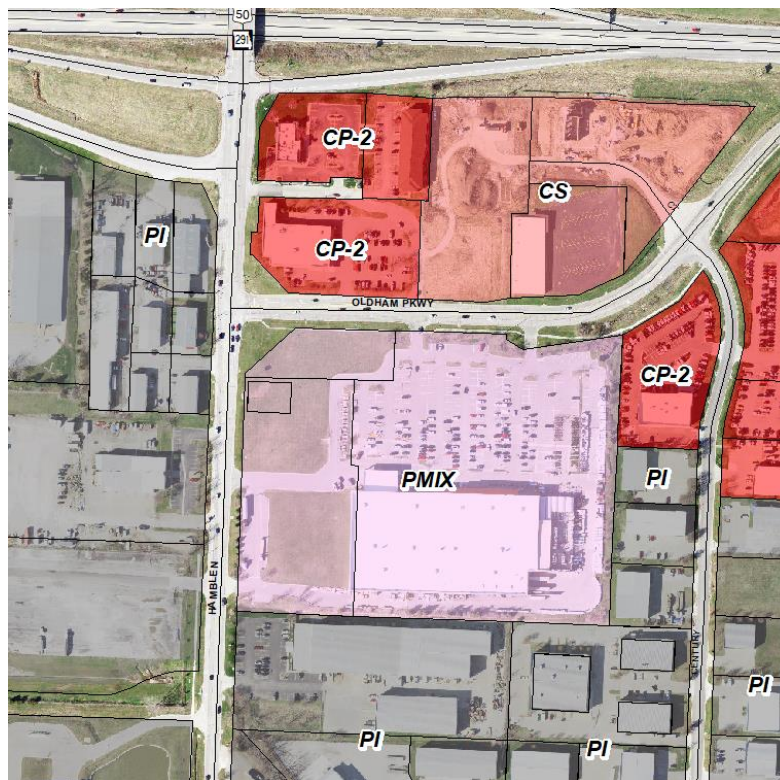
Background and History

- August 17, 2000 – The City Council approved a rezoning (Appl. #2000-124) from A (now AG) to PUD (now PMIX) and a preliminary development plan for Home Depot plus two commercial lots by Ordinance No. 5018.

- June 12, 2001 – The minor plat (Appl. #2000-127) of *Hamblen Plaza, Lots 1-3* was recorded with the Jackson County Recorder of Deeds office by Instrument #2001-I-0043516.

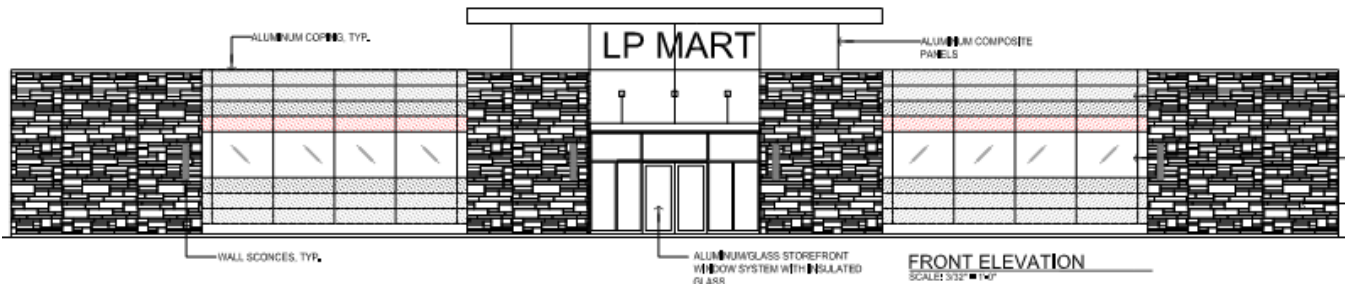
Compatibility

The proposed convenience store with gas station is a compatible and complementary service use in an established commercial and industrial area. The subject site being located approximately 700’ south of the US 50 Hwy and North M-291 Hwy/SE Hamblen Rd interchange is appropriate for an automobile-centric land use.



- Planned Community Commercial
- Planned Industrial
- Planned Mixed Use
- Planned Commercial Services

From an architectural standpoint, the building elevations call for a flat-roofed, split-faced CMU building with fiber cement bands and cultured stone framing the building entrances and providing textural changes on all building sides. The proposed building design is compatible with existing commercial buildings along the east side of SE Hamblen Rd adjacent to the interchange, which tend to be flat-roofed structures with EIFS, masonry and concrete exteriors. The west side of SE Hamblen Rd is dominated by metal, pitch-roofed industrial buildings.



Adverse Impacts

The proposed preliminary development plan for the convenience store with gas station is not expected to injure or detrimentally affect the surrounding properties. The original plan approved in 2000 for Home Depot included two additional commercial sites to the west and northwest of the Home Depot building.

Stormwater. Consistent with the original 2001 area development plan for Home Depot, the current plans show no on-site stormwater detention. However, design standards have been updated since then and the eligibility period to use the previous standards on subsequent projects within the overall development has ended. The updated standards currently in effect require detention for both peak attenuation and for water quality. The proposed development shall be required to comply with said standards.

Detention for water quality (40-hour extended detention for the 90% mean annual event) shall be required. However, since there are currently no known downstream flooding problems, detention for peak attenuation may be eliminated if an analysis of the existing storm sewer system between the project site and the south side of SE Bailey Road can show that there will be no negative impact from this proposed development. This stormwater report will be required with submittal of a final development plan.

Public Services

The proposed development will tie into existing area public infrastructure. Sanitary sewer service will connect to an existing main along the west side of SE Hamblen Rd. Water service will connect to an existing main along the south side of SE Oldham Pkwy. Stormwater sewer will connect to an existing private line that connects to an existing public line along the east side of SE Hamblen Rd.

The existing street network provides adequate capacity to accommodate the proposed development. No additional driveways are allowed to connect to either SE Hamblen Rd or SE Oldham Pkwy. Access to the site will come off the existing Home Depot parking lot and existing driveway connections to SE Hamblen Rd and SE Oldham Pkwy. The location of the southern driveway connection does not provide for adequate space from SE Hamblen Rd and will be required to move east to meet the City’s Access Management Code. SE Hamblen Rd will require a modified northbound right-turn lane based on the traffic impact study submitted by the applicant and outlined in the traffic impact analysis prepared by the City.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan with an upload date of June 22, 2022, and building elevations with an upload date of June 14, 2022.
2. In order to provide for adequate spacing from the driveway access from SE Hamblin Rd., mitigate traffic congestion and improve site circulation, the south access driveway into the proposed development will be required to be shifted approximately 110 feet to the east.
3. A modified northbound right-turn lane shall be constructed on SE Hamblin Rd with a 100-foot turn lane and a 60-foot taper prior to any certificate of occupancy.

Standard Conditions of Approval

4. The existing ADA ramp at the NW corner of the site will need to be brought to current standards. This design will be reviewed with the Final Development Plan.
5. A stormwater report will be required to be submitted with the final development plan to determine if peak stormwater attenuation detention is required in addition to the required 40-hour (water quality) extended detention.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
12. 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.
13. A Haz-mat Permit is required for quantities of fuel for retail sale in excess of 75,000-pounds and propane cylinder exchange.
14. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire

Code and the requirements of the Missouri Department of Natural Resources.

15. Show the location of the FDC and hydrant within 100 feet.
16. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
17. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
18. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
19. A final or minor plat shall be approved and recorded prior to any building permits being issued.