



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-241
File Name	PRELIMINARY DEVELOPMENT PLAN – Streets of West Pryor, Lot 12
Applicant	Streets of West Pryor, LLC, applicant
Property Address/Location	1010 NW Pryor Rd.
Planning Commission Date Heard by	August 25, 2022 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked by	Kent Monter, P.E., Development Engineer Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: August 15, 2022
Newspaper notification published on: August 6, 2022
Radius notices mailed to properties within 300 feet on: August 5, 2022
Site posted notice on: August 10, 2022

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Attachments

Preliminary Development Plan, revision date July 11, 2022 – 10 pages
Building Elevations, dated July 14, 2022 – 9 pages
Signage Package, dated August 10, 2022 – 9 pages

Photometric Plan, dated June 20, 2022

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Streets of West Pryor, LLC / Applicant
Applicant's Representative	Dave Olson
Location of Property	1010 NW Pryor Rd.
Size of Property	± 2.49 acres (108,275 sq. ft.) – Lot 12
Number of Lots	1 lot
Number of Buildings	1 building
Building Size	3,500 sq. ft. tenant space – The Crack Shack 3,500 sq. ft. tenant space – Via313 Pizzeria 7,000 total sq. ft.
FAR (Floor Area Ratio)	0.06 FAR
Zoning	PMIX (Planned Mixed Use district)
Comprehensive Plan Designation	Summit Activity Center
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.</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 consists of an undeveloped 2.49-acre commercial pad site located at 1010 NW Pryor Rd.

Description of Applicant's Request

The applicant proposes a 7,000 sq. ft. multi-tenant building for two sit-down restaurants on Lot 12 of Streets of West Pryor. The preliminary development plan approved in 2019 for the Streets of West Pryor development identified this area as the location for a multi-tenant, sit-down restaurant totaling 12,300 sq. ft. The proposed use and building square footage are consistent with the previously approved plan, but the architecture for the proposed building substantially deviates from the typical architectural aesthetic approved as part of the 2019 plan, thus requiring new preliminary development plan approval. Also included in this application is consideration of a sign package for the multi-tenant building.

2. Land Use

Description and Character of Surrounding Area

The site is an undeveloped pad site at the northeast corner of the Streets of West Pryor development. The pad site has frontage along NW Pryor Rd immediately south of the eastbound I-470 off-ramp at NW Pryor Rd. The abutting properties to the west and south are other undeveloped pad sites for future commercial development in the Streets of West Pryor development. Further south within the same development are a grocery store, multi-tenant commercial buildings and apartments. Across NW Pryor Rd to the east is the Summit Woods shopping center.

Adjacent Land Uses and Zoning

North:	I-470
South:	Streets of West Pryor commercial development / PMIX
East (across NW Pryor Rd.):	Summit Woods Shopping Center / CP-2 (Planned Community Commercial District)
West:	Streets of West Pryor commercial development / PMIX

Site Characteristics

The subject property is currently undeveloped, but is graded and is pad site ready. Access to the site is provided via the internal private drive network serving the Streets of West Pryor development. The pad site has frontage along NW Pryor Rd, but there is no direct access from said street to the pad site.

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 12	One multi-tenant building, 12,300 sq. ft., and 2 restaurant users	One multi-tenant building, 7,000 sq. ft., and 2 restaurant users
Total	12,300 sq. ft.	7,000 sq. ft.

The table above provides a side-by-side comparison between the proposed Lot 12 development and the previously approved plan. The nature of the proposed development remains the same as that depicted on the previously approved plan. The reduction in square footage is not considered a substantial change as this square footage can be allocated to other undeveloped pad sites within the development such as the abutting, undeveloped Lot 11 to the south. Were it not for the substantial change in building architecture between

the proposed building and previously approved plan that requires consideration by both the Planning Commission and City Council, staff could administratively approve the plan for the new building.

Structure(s) Design

Number and Proposed Use of Buildings
1 multi-tenant building / two sit-down restaurants
Building Height
24'
Number of Stories
1
Parking Provided
117 parking spaces provided (98 parking 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

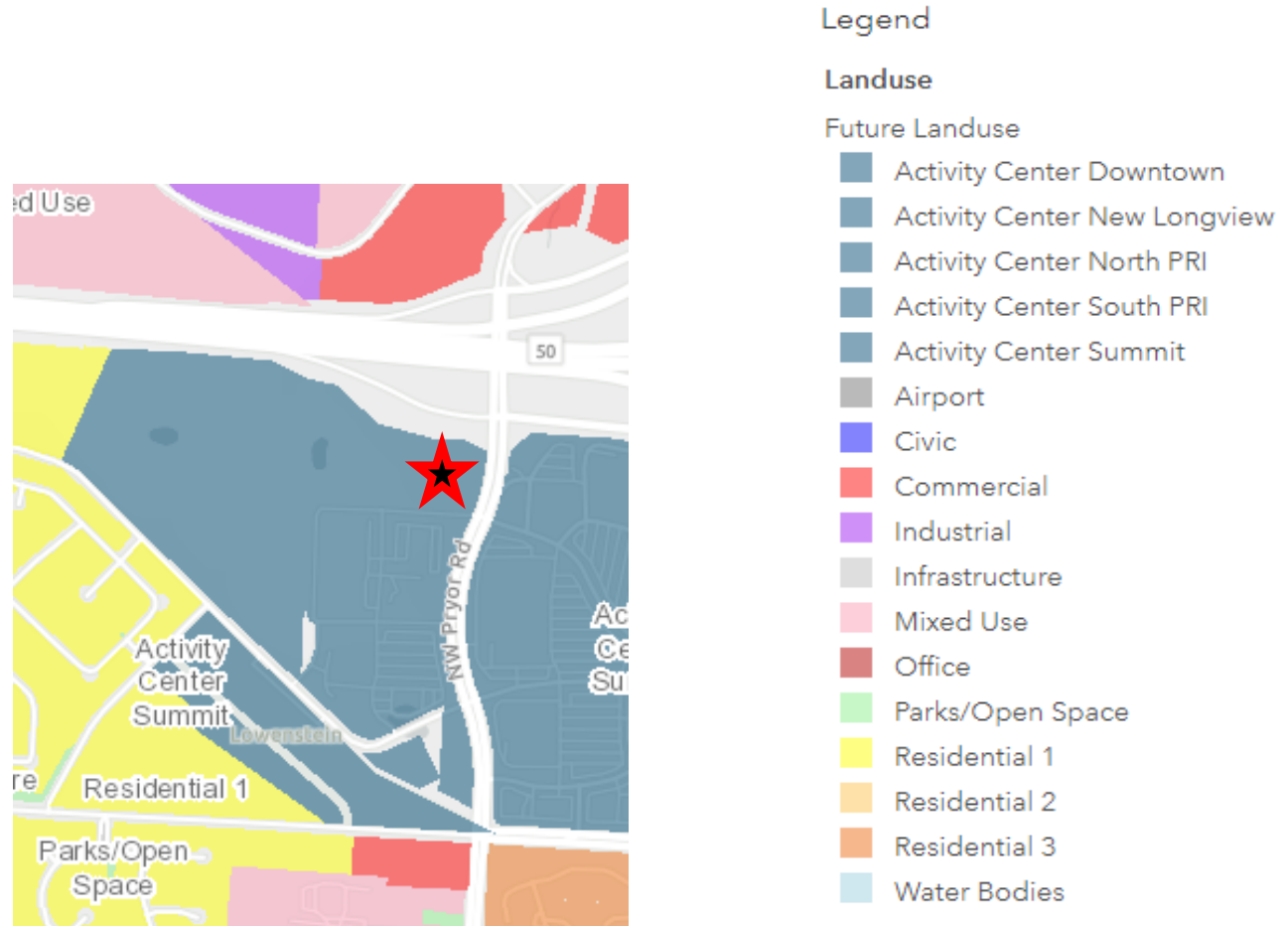
Unified Development Ordinance

The proposed restaurant uses are allowed by right under the existing PMIX zoning district standards approved under the 2019 Streets of West Pryor plan.

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

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Increase business retention and grow business activity. Objective: Maintain a diverse and valuable tax base.
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 2020 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 US 50 Highway. 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 the 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 12,300 sq. ft. Consistent with the approved plan, the applicant has identified two restaurant users for the subject property, but the significant change in the building's architecture plus associated signage package necessitates new preliminary development plan approval.

- 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.

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 building and uses are consistent with surrounding land uses, and overall vision for the Summit Activity Center future land use designation. The commercial development of the site with restaurant users is unchanged from the previously approved preliminary development plan. However, the building architecture and signage constitute a substantial change from the previously approved plan, thus requiring approval from the City Council.

The proposed building exterior uses brick veneer, masonry, wood and metal, all materials that can be found on existing commercial buildings in the city and are compatible with existing development within the Streets of West Pryor. However, it should be noted that wood is not currently not in use within the development.

The architectural deviation from the previously approved plan necessitating a new preliminary development plan approval is related to the difference in building form and aesthetic. The proposed building architecture employs a specific look for each of the two building tenants. The Crack Shack's exterior has a roadhouse-like architectural look that uses distressed/weathered wood and a white-washed masonry veneer to convey a rustic feel to the fried chicken restaurant. The Via 313 Pizzeria's exterior has a traditional urban commercial/warehouse-like architectural look that primarily uses brick veneer, a significant amount of glass and some metal. Staff supports the proposed building architecture for both restaurant users. The deviation from the previously approved typical architectural style allows each user to express their own architectural language in a manner that creates a unique sense of place and contributes to the architectural interest of the larger development. The images below provide a comparison between the previously approved and proposed architectural styles.



Figure 1 - Previously approved typical commercial front elevation.



Figure 2 - Proposed front building elevation.

Adverse Impacts

The proposed building architecture and associated sign package will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. Staff believes the architectural style to complement and contribute to 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 12 (originally labeled Lot 10).

Conditional Materials.

- Required – Metal and wood may only be allowed as a primary exterior wall material with City Council approval.
- Proposed – Wood is used on all sides of The Crack Shack’s exterior, with the most pronounced use on the west elevation where the main entrance is located.

Corrugated metal paneling is used in select areas of The Crack Shack building, namely as accent material around the storefronts in the patio area along the west and north sides of the building.

Painted steel is used in a very limited manner in two areas on the west and east elevations of the Via 313 Pizzeria space.

- Recommendation – Staff supports the use of the wood, corrugated metal paneling and painted steel as depicted on the building elevations. The proposed materials contribute to the specific architectural aesthetic looking to be achieved for each of the two restaurant users.

Sign Package Request.

Number of Signs. The sign package proposes a greater number of signs per tenant than allowed by right for a multi-tenant building.

- Required – Two (2) wall signs are allowed by right per tenant in a multi-tenant building.

- Proposed – Five (5) wall signs are proposed for The Crack Shack. Four (4) wall signs are proposed for Via 313 Pizzeria.
- Recommendation – Each of the two restaurant spaces has three exposures. No more than two (2) wall signs are proposed for any one façade. The cumulative square footage for the wall signs on any one façade falls within the 10% sign area allowance. Staff believes the proposed sign package provides a reasonable means of identification for the proposed multi-tenant building.

It should be noted that the wall sign on the north elevation for The Crack Shack and the two wall signs on the south elevation for Via 313 Pizzeria are identified as painted wall signs. Painted wall signs are prohibited under UDO Section 9.060. Approval for the number, location and size of said signs may still be approved as part of the sign package, but the medium (signs painted directly onto the building exterior) cannot be approved through the preliminary development plan process. The prohibited painted wall signs shall be changed to comply with the acceptable sign types listed under Article 9 of the UDO.

Proposed Wall Signs for The Crack Shack

	Number	Copy	Letter Height	Sign Area/percentage of facade
West Elevation	1	"The Crack Shack"	2.5'	68.75 sq. ft./6.5%
West Elevation	1	The Crack Shack logo (no copy)	6'	32.5 sq. ft./ 3.1%
North Elevation	1	"Southern California Fried Chicken" ¹	1.75'	89.25 sq. ft./5.5%
East Elevation	1	"The Crack Shack"	2.5'	68.75 sq. ft./5.6%
East Elevation	1	The Crack Shack logo (no copy)	6'	32.5 sq. ft./ 2.7%
UDO standards	2 per tenant in multi-tenant building	N/A	6' letter height	10% of façade allowed North: 161.6 sq. ft. allowed East: 122.1 sq. ft. allowed West: 105.4 sq. ft. allowed

¹ – Proposed sign on the north elevation is identified as a painted wall sign. Painted wall signs are prohibited under the UDO.

Proposed Wall Signs for Via 313 Pizzeria

	Number	Copy	Letter Height	Sign Area/percentage of facade
West Elevation	1	"Via 313 Pizzeria"	1.5'	55 sq. ft./ 4.9%
South Elevation	1	"Genuine Detroit-style Pizza" ¹	1.58'	43.7 sq. ft./2.9%
South Elevation	1	"Via 313" ¹	4'	54.7 sq. ft./3.7%
East Elevation	1	"Via 313 Pizzeria"	1.5'	55 sq. ft./ 4.1%
UDO standards	2 per tenant in multi-tenant building	N/A	6' letter height	10% of façade allowed South: 148.6 sq. ft. allowed East: 133.7 sq. ft. allowed West: 113.2 sq. ft. allowed

¹ – Proposed signs on the south elevation are identified as painted wall signs. Painted wall signs are prohibited under the UDO.

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. Development shall be in accordance with the preliminary development plan dated July 11, 2022, and the building elevations dated July 14, 2022.
2. Five (5) wall signs and four (4) wall signs shall be approved for the northern tenant space (The Crack Shack) and southern tenant space (Via 313 Pizzeria), respectively, in accordance with the Sign Package dated August 10, 2022, except that painted wall signs (a prohibited sign type under the UDO) shall not be allowed. All signage shall comply with the allowable sign types listed under Article 9 (Signs) of the UDO.

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. The FEMA panel number and effective date are incorrect. Please update with the Final Development Plan submittal.
8. 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.
9. Sign permits shall be obtained prior to installation of any signs through the Development Services Department.