



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-230
File Name	PRELIMINARY DEVELOPMENT PLAN – Arcade Alley outdoor space
Applicant	Pat Maloney
Property Address	316 SE Douglas St
Planning Commission Date	September 22, 2022
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: February 15, 2022
Neighborhood meeting conducted: June 11, 2022
Newspaper notification published on: September 3, 2022
Radius notices mailed to properties within 300 feet on: August 30, 2022
Site posted notice on: August 31, 2022

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Attachments

Preliminary Development Plan, dated August 17, 2022 – 9 pages
Off Site Parking Letters, dated August 19, 2022 – 2 pages
Downtown Lee's Summit Main Street Letter of Support, dated July 11, 2022 – 1 page

Drainage Report by MKEC, Dated June 2022, revised August 2022 – 33 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Pat Maloney/ Applicant
Applicant's Representative	Pat Maloney
Location of Property	316 SE Douglas St.
Size of Property	15,133 sq. ft. (+/- 0.35 acres)
Number of Buildings	1 existing building
Building Area	5,714 sq. ft. – existing 1,517 sq. ft – proposed expansion 7,231 sq. ft. total
Existing FAR (Floor Area Ratio)	0.38 FAR
Proposed FAR (Floor Area Ratio)	0.48 FAR
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Activity Center, Downtown
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 is the site of the existing Arcade Alley. The current business is a retro arcade and bar located in the former Lee's Summit Cleaners dry-cleaning building.

Description of Applicant's Request

The applicant is seeking approval to construct a 1,517 sq. ft. building expansion and an outdoor bar with a covered patio area. In addition to the outdoor bar, the patio will have areas for outdoor dining and areas with artificial turf for yard games. The proposed improvements require the complete elimination of the existing 14-stall parking lot.

2. Land Use

Description and Character of Surrounding Area

The subject site is located in the Downtown Lee's Summit Central Business District. The businesses in the immediate surrounding area include restaurants, bars, retail, an event space and other commercial services.

Adjacent Land Uses and Zoning

North:	The Stanley Event Space / CBD
South:	Pink Elephant Bar / CBD
East (across SE Douglas St):	The Vogue mixed use building / CBD
West:	Law office, sign/metal fabrication shop and Stuey McBrew's / CBD

Site Characteristics

The subject property is currently fully developed with an existing 5,714 sq. ft. building and 14-stall parking lot.

Special Considerations

None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	99.2%
Pervious:	0.8%
TOTAL	100%

Parking

Proposed		Required	
Total proposed parking spaces:	0	Total parking spaces required:	16
Accessible spaces proposed:	0	Accessible spaces required:	1*
Parking Reduction requested?	No	Off-site Parking requested?	Yes

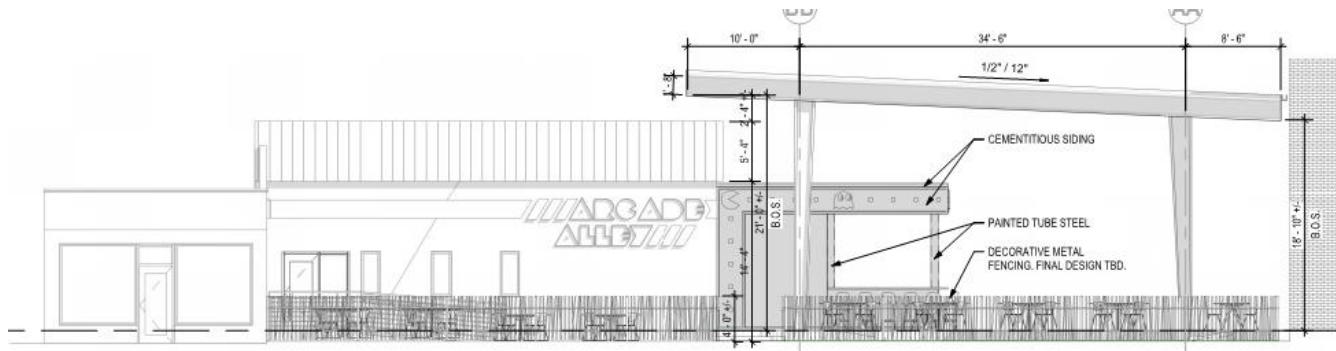
* ADA parking stall to be accommodated off site at 317 SE Main St.

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front	0-5' (Building)	0' (Existing Building)
Side	0' (Building)	0' (Existing Building)
Rear	0' (Building)	7' 1" (Existing Building)

Structure(s) Design

Number and Proposed Use of Buildings
1 existing arcade and bar
Building Height
14' 4" – proposed building expansion 19' 6" – existing building
Canopy Height
24'
Number of Stories
1 story – existing building and proposed addition



4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320,2.330	Preliminary Development Plans
4.200	Zoning Districts
8.590	Downtown Area Parking Guidelines

Unified Development Ordinance

The CBD (Planned Central Business District) was established to permit the most intensive use of land that combines a variety of commercial, office, residential and public uses. The district is designed to have uses that are centrally located and compact so that maximum convenience is afforded the users and occupants of the district. It is the intent of the CBD District to be pedestrian friendly. An arcade and bar use is permitted by right in the CBD zoning district.

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.

Comprehensive Plan

The 2021 Ignite Comprehensive Plan land use map identifies the subject site's future recommended land use as Activity Center, Downtown. The use of an arcade and bar is a land use allowed in the existing CBD zoning district.

The Comprehensive Plan recognizes Downtown Lee's Summit as the traditional core and heart of the community and characterizes it by its many small, local businesses. Access to downtown is walkable to residents in nearby residential neighborhoods, with parking available to those that drive. The Comprehensive Plan identifies that by adding additional housing options, the ability for additional residents to live and work downtown will increase and in turn increase patronage of local businesses, parks, and events.

An objective established in the Comprehensive Plan is to create a community that celebrates, welcomes and supports cultural, parks and recreational amenities. The subject application meets this goal by providing a recreational opportunity not currently available in the City or surrounding communities.

6. Analysis

Background and History

- October 19, 1865– The original Town of Strother plat was recorded with Jackson County.
- October 2, 2018 – A building permit (PRCOM2018-3043) was issued for the Arcade Alley tenant finish for an arcade, restaurant and full-service bar.

Compatibility

The proposed development is an expansion of the existing business and is not introducing a new use to the area. The outdoor bar is comparable in use and function to the outdoor bar and patio located at 301 SE Douglas St (LLywelyn's Pub). The proposed building materials are consistent with the building materials on the existing building and are consistent with building materials in the area.

Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. The surrounding property is built out with a mix of commercial, retail and service businesses.

The proposed site improvements are not expected to create excessive storm water runoff. The existing site is virtually all impervious.

Public Services

The proposed expansion does not trigger any required water, storm water or sanitary sewer improvements for the existing site. The road network is existing and adequate to service the proposed development.

Downtown area parking guidelines

In the downtown area, the vehicle parking requirements of the UDO for non-residential uses apply only to the net increase in floor area of use intensity created by new construction or building expansion. For this project, the applicant has proposed to increase the floor area by 1,517 sq. ft. This results in the need to provide 2 parking stalls in addition to the 14 parking stalls already existing on the site. As proposed, the development will be eliminating the existing on-site parking lot. In order to provide the required 16 parking stalls, the applicant is proposing to share parking with adjacent businesses which have different hours of

operation or peak periods of parking demand. The applicant has secured shared parking agreements with the privately-owned parking lots at 317 SE Main St and 333 SE Main St.

In addition to the proposed shared parking on private lots, the UDO allows the requirements for additional parking to be waived in the downtown area if available public parking is located within 500 feet for non-residential uses. This public parking must have sufficient capacity. The public lots located at 341 SE Main St; 319 A SE Douglas St (Vogue Parking structure); 212, 216 & 218 SE Douglas St; 120 SE 3rd St; and 121 SE 3rd St are located within 500' of the subject site. The public lots at 120 SE 3rd St and 319 SE Douglas St have capacity to accommodate additional parking, 3 and 22 parking stalls respectively.

For the above stated justifications, staff finds that there is adequate parking in the surrounding area to accommodate the development as proposed.

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 August 17, 2022.
2. A copy of the shared parking agreements shall be recorded with the Jackson County Recorder of Deeds office and a copy provided to the City of Lee's Summit.

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.
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. 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.
6. 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. For informational purposes, the following items were not shown/resolved on the preliminary development plan and should be corrected on the final development plan.
 - a. C103 Utility Plan: Include a detail of the turf system with plan detail sheets and review aggregate base; if this system is supposed to collect/convey stormwater, the base should be drainable with no fines.
 - b. C104 Grading Plan: Identify/label retaining walls on the plans.

7. 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.
8. The existing automatic sprinkler system shall be extended into the new addition.