



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-405
File Name	PRELIMINARY DEVELOPMENT PLAN – Summer Moon Coffee
Applicant	Yaeger Architecture
Property Address	699 NW Blue Pkwy
Planning Commission Date	January 26, 2023
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked by	Sue Pyles, P.E., Development Engineer Manager

Public Notification

Pre-application held: April 19, 2022
Neighborhood meeting conducted: December 14, 2022
Newspaper notification published on: January 7, 2023
Radius notices mailed to properties within 300 feet on: January 4, 2023
Site posted notice on: January 5, 2023

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	6
7. Recommended Conditions of Approval	7

Attachments

Trip Generation Memo prepared by RIC, dated November 4, 2022 – 2 pages
Preliminary Development Plan, revised date December 6, 2022 – 6 pages
Stormwater Memo and exhibits prepared by RIC, dated November 9, 2022 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Yaeger Architecture / Applicant
Applicant's Representative	Jessica Wardle
Location of Property	699 NW Blue Pkwy
Size of Property	74,052 sq. ft. (+/- 1.7 acres)
Number of Buildings	1 existing building
Building Area	7,500 sq. ft. – existing multi-tenant retail building
FAR (Floor Area Ratio)	0.10 FAR (0.55 max in CP-2 district)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Summit Activity Center
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. 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 property is the site of a 7,500 sq. ft. multi-tenant retail center developed as part of Summit Fair. Summer Moon Coffee will occupy the northernmost approximately 1,500 sq. ft. tenant space.

Description of Applicant's Request

Summer Moon Coffee intends to occupy the northernmost tenant space in the existing 7,500 sq. ft., multi-tenant retail building addressed 691-699 NW Blue Pkwy. Summer Moon Coffee seeks to offer drive-through service. The existing multi-tenant building has no drive-through facility. Construction of a drive-through facility is considered a substantial change to the existing retail center and thus triggers the requirement for preliminary development plan approval. There is no expansion of the existing retail center building associated with this application, nor are any significant exterior changes proposed to the building. The only exterior change associated with the drive-through is changing out the existing opaque man-door at the rear of the tenant space with a glass door from which the drive-through transaction will take place.

2. Land Use

Description and Character of Surrounding Area

The subject property sits at the northeast corner of the intersection of NW Chipman Rd and NW Blue Pkwy, which is a significant intersection along the NW Chipman Rd commercial corridor. All four corners of the intersection are developed commercially. The intersection is a gateway to the Summit Fair shopping center and the Summit Technology campus. The subject multi-tenant retail building was constructed as part of the Summit Fair development, but is located on a pad site on the Summit Technology campus.

Adjacent Land Uses and Zoning

North:	Summit Technology campus / PMIX (Planned Mixed Use)
South):	Commercial / CP-2 (Planned Community Commercial)
East:	Summit Technology campus / PMIX (Planned Mixed Use)
West (across SW Blue Pkwy):	Summit Fair shopping center / CP-2

Site Characteristics

The subject property is developed as a multi-tenant retail center. The pad site is accessed from a shared drive with the Summit Tech campus via a signalized driveway connection to SW Blue Pkwy. The pad site faces SW Blue Pkwy.

Special Considerations

None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	67.3%
Pervious:	32.7%
TOTAL	100%

Parking

Proposed		Required	
Parking spaces:	87	Parking spaces:	85
Accessible spaces:	5	Accessible spaces:	4
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

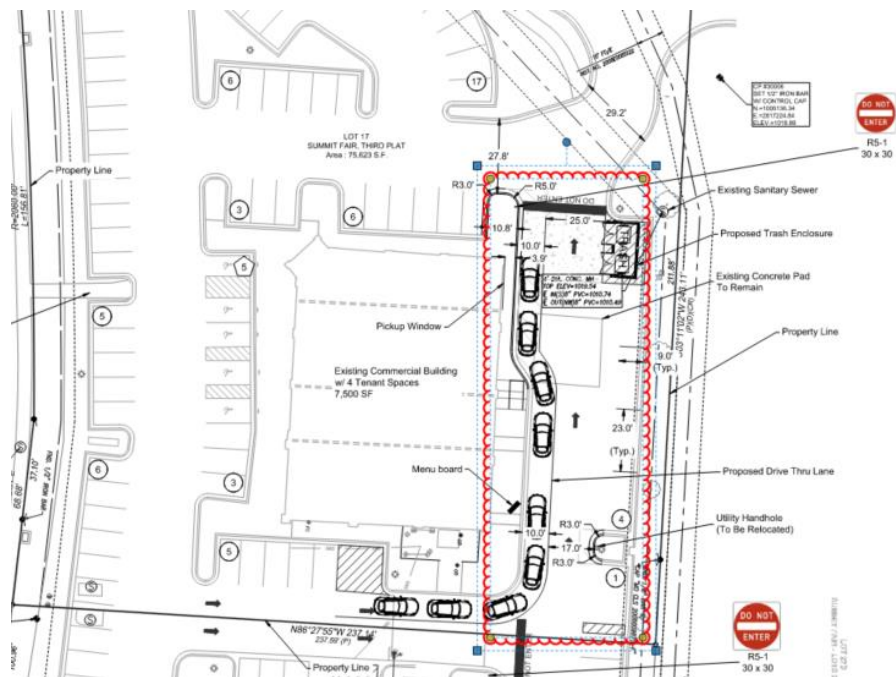
Yard	Building / Parking Required	Building / Parking Proposed
Front (SW Blue Pkwy)	15' (Building); 20' (Parking)	93' (Building) ¹ ; 20' (Parking) ¹

Side (north and south)	10' (Building); 0' (Parking)	102' (Building – north) ¹ and 27' (Building – south) ¹ ; 32' (Parking – north) ¹ 0' (Parking – south) ¹
Rear (east)	20' (Building); 0' (Parking)	65' (Building) ¹ ; 15' (Parking) ¹

¹ – Existing conditions

Structure(s) Design

Number and Proposed Use of Buildings
1 existing multi-tenant retail building
Building Height
21'-10" - existing
Number of Stories
1 story - existing



The scope of the site improvements associated with the subject application are clouded above for reference. The improvements include: construction of a drive-through facility along the east side of the existing building that wraps around the southeast building corner; construction of a trash dumpster enclosure; elimination and re-striping of some parking spaces; and conversion of the drive aisle on the east side of the building from two-way to one-way. The site will remain in compliance with minimum parking requirements even with the proposed elimination of 13 parking spaces.

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320,2.330	Preliminary Development Plans
4.190	Zoning Districts
8.620	Parking Lot Design

Unified Development Ordinance

The proposed drive-through facility is subject to the UDO's queuing requirements, which requires a minimum four (4) car stacking from the window plus five (5) car stacking from the order box. The proposed drive-through facility satisfies both stacking requirements.

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.



Legend

Landuse

Future Landuse

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Comprehensive Plan

The 2020 Ignite Comprehensive Plan shows the recommended land use for this property as 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 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.

The subject site is located along the NW Chipman Rd commercial corridor. The area is anchored by a mix of existing commercial, office and industrial uses housed within the Summit Fair shopping center and Summit Technology campus. A number of restaurant uses with drive-through facilities are located in the immediate area.

6. Analysis

Background and History

- August 24, 2006 – The City Council approved a rezoning (Appl. #2005-271) and preliminary development plan (Appl. #2005-272) for the Summit East Shopping Center (A/K/A Summit Fair) by Ordinance No. 6262.
- December 1, 2008 – Staff approved the final development plan (Appl. #2008-164) for the existing 7,500 sq. ft. multi-tenant commercial building on the subject site (Summit Fair Pad #3) addressed 691-699 NW Blue Pkwy.

The applicant's request is to allow construction of a single-lane drive-through facility to serve the future Summer Moon Coffee on the north end of the existing multi-tenant retail building. The addition of a drive-through facility to the center is considered a substantial change to the development and thus requires preliminary development plan approval.

Compatibility

Changes in consumer preferences and behavior have resulted in operational changes to a number of retailers and service-oriented uses. Among the changes adopted by retailers and service providers is an increase in drive-through and pick-up facility options to serve customer demand for said services. The proposed drive-through facility for Summer Moon Coffee is consistent with this trend and is a common service provided by coffee shops. The addition of a drive-through facility to the existing retail center is not incompatible with commercial development throughout the city. Restaurant, banks and grocery stores with associated drive-through and pick-up facilities are all common uses in retail centers in general, but also in the immediate area.

Adverse Impacts

The proposed drive-through facility is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. Adequate parking will continue to be provided in the center. Staff believes that adequate signage and pavement markings will be provided to assist users in properly navigating the changes to on-site circulation.

The proposed site improvements are not expected to create excessive storm water runoff. The proposed site improvements result in a net decrease of 44 sq. ft. of impervious area for the 1.74-acre pad site.

Public Services

The proposed drive-through facility triggers no water, storm water or sanitary sewer improvements for the existing retail center.

Access to the existing retail center pad site is provided by a shared driveway for the Summit Technology campus that connects to SW Blue Pkwy. A trip generation memo was prepared by the applicant's engineering consultant to determine the traffic generation impact of the addition of a drive-through to the existing street

network. Based on staff's review of the trip generation memo, an increase in traffic is expected during both the AM and PM peak hours, but the increases do not exceed 100 vehicles per hour. The AM peak is where the greatest increase in trips is expected. However, the expected increase in traffic does not necessitate any area road improvements.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan dated December 6, 2022.

Standard Conditions of Approval

2. 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 site development permit.
3. 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.