



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-066
File Name	FINAL PLAT – Town Centre Logistics, Lot 1 & Tract A
Applicant	Engineering Solutions, LLC
Property Address	2201 NE Town Centre Blvd
Planning Commission Date	May 25, 2023
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Sue Pyles, PE, Development Engineering Manager Aimee Nassif, AICP, Deputy Director of Development Services

Public Notification

Pre-application held: May 24, 2022
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

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	Error! Bookmark not defined.
4. Unified Development Ordinance (UDO)	4
5. Comprehensive Plan	4
6. Analysis	5
7. Recommended Conditions of Approval	6

Attachments

Final Plat, dated March 21, 2023
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC/Engineer
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	2201 NE Town Centre Blvd
Size of Property	±22.36 Acres (974,071 sq. ft.)
Number of Lots	1
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
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. 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
The subject site is an undeveloped PI-zoned property.

Description of Applicant's Request
The applicant proposes a final plat composed of one (1) lot and one (1) common area tract on 22.36 acres. The proposed final plat is consistent with the approved preliminary development plan (Appl. #PL2022-234) for the development of a logistics/distribution building on the subject property.

Adjacent Land Uses and Zoning

North (across NE Town Centre Blvd):	Industrial / PI (Planned Industrial)
South:	Future industrial development / PI; and Automobile sales and detail center / CP-2
East (across NE Independence Ave):	Automotive dealerships / CP-2
West (across NE Town Centre Blvd):	Apartments / RP-4 (Planned Residential Apartment)

Site Characteristics
The site constitutes the northern portion of the 38-acre block at the southwest corner of NE Independence Ave and NE Town Centre Blvd. The site has street frontage along the west, north and east frontages. The site generally slopes to the east.

Special Considerations
None.

Setbacks (Perimeter)

Yard	
Front	20'
Side	20'
Rear	20'

3. Unified Development Ordinance (UDO)

Section	Description
4.080	Zoning Districts (PI)
7.140, 7.150	Final Plat

The industrial use of the subject property is permitted by right under the existing PI zoning.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee’s Summit economy. Objective: Maintain a diverse and valuable tax base.

Comprehensive Plan

The platting of the subject property for a logistics/distribution center is consistent with the industrial land use recommended by the Comprehensive Plan for the area.

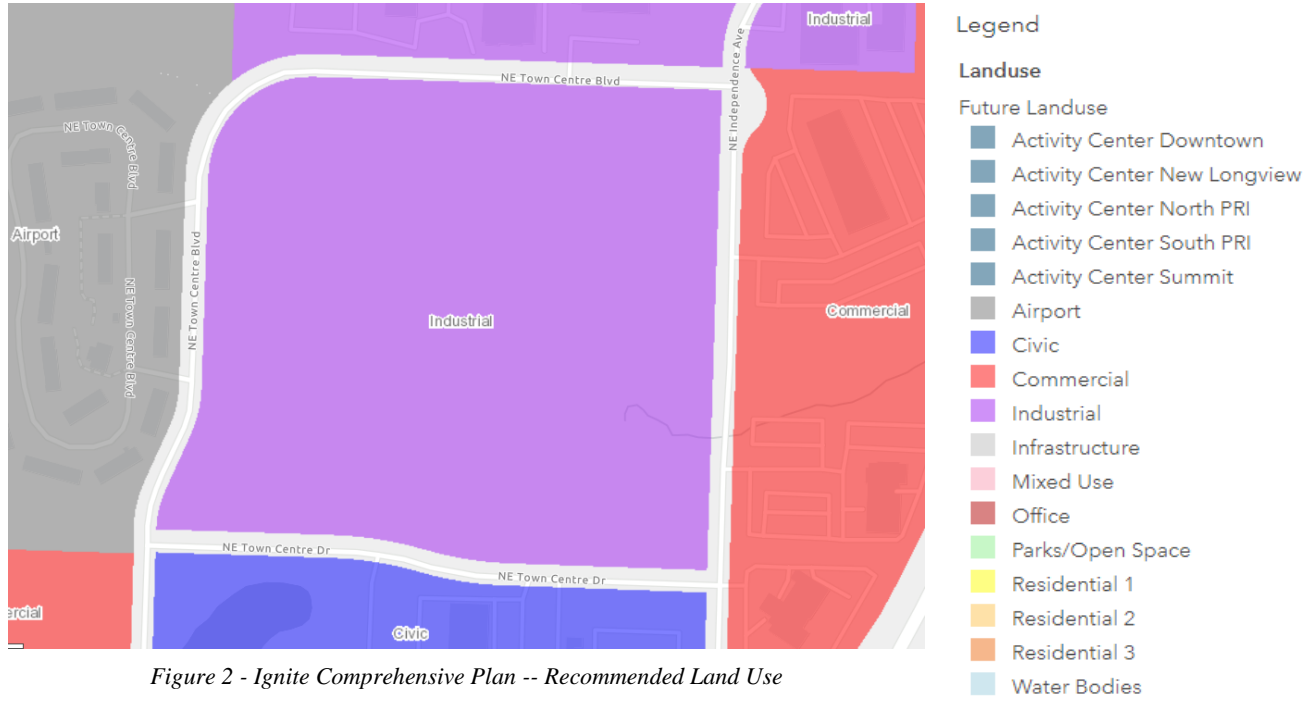


Figure 2 - Ignite Comprehensive Plan -- Recommended Land Use

6. Analysis

Background and History

- June 12, 1979 – The City Council approved a rezoning (1979-008) from District A (Agricultural) to CP-2 (then C-1-P) by Ordinance No. 2019.
- November 1, 2022 – The City Council approved a rezoning from CP-2 to PI and preliminary development plan (Appl. #PL2022-234) to develop a 974,012 sq. ft. logistics/distribution center on the subject property by Ordinance No. 9535.

Compatibility

The proposed industrial lot and common area tract are compatible with existing commercial/office and industrial development in the immediate area.

Adverse Impacts

The proposed plat is not expected to detrimentally impact the surrounding area. The plat is associated with an approved plan for the industrial development of the subject property.

Public and Private Infrastructure Services

The final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development, including the expansion of an existing off-site regional detention pond located on the proposed common area tract.

Recommendation

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

7. Recommended Conditions of Approval

Standard Conditions of Approval

1. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. 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).
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. 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.
7. 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.
8. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific

application is made and approved by the City Engineer."

9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
10. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time Lot 1 is developed.
11. Prior to recording of the final plat, the following must be met:
 - a. A copy of the declaration of covenants and restrictions pertaining to common property as prepared in accordance with UDO Section 4.290 has been submitted for review and approval by the Director of Development Services and the City Attorney; and
 - b. The Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO; and
 - c. The approved Declaration of Covenants, Conditions and Restrictions will be recorded prior to the recording of the final plat.
12. A final plat shall be approved and recorded prior to issuance of any building permit.