



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-162
File Name	PRELIMINARY DEVELOPMENT PLAN – Tailormade Landing
Applicant	Engineering Solutions, LLC
Property Address	1600 SE Hamblen Rd
Planning Commission Date	September 14, 2023
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Senior Planner

Public Notification

Pre-application held: July 12, 2022
Neighborhood meeting conducted: July 13, 2023
Newspaper notification published on: August 26, 2023
Radius notices mailed to properties within 300 feet on: August 26, 2023
Site posted notice on: August 24, 2023

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Attachments

Transportation Impact Analysis by Erin Ralovo, P.E., PTOE, dated August 29, 2023 – 2 pages
Traffic Impact Study by Kimley Horn, dated July 24, 2024 – 21 Pages
Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023 – 13 pages
Building Elevations, dated May 2, 2023 and revised June 21, 2023 – 2 pages
Landscape Plan - dated June 22, 2023 and revised July 18, 2023 – 1 page
Macro Storm Water Drainage Study by Engineering Solutions, dated January 2, 2023 – 80 pages
Location Map

1. Project Data and Facts

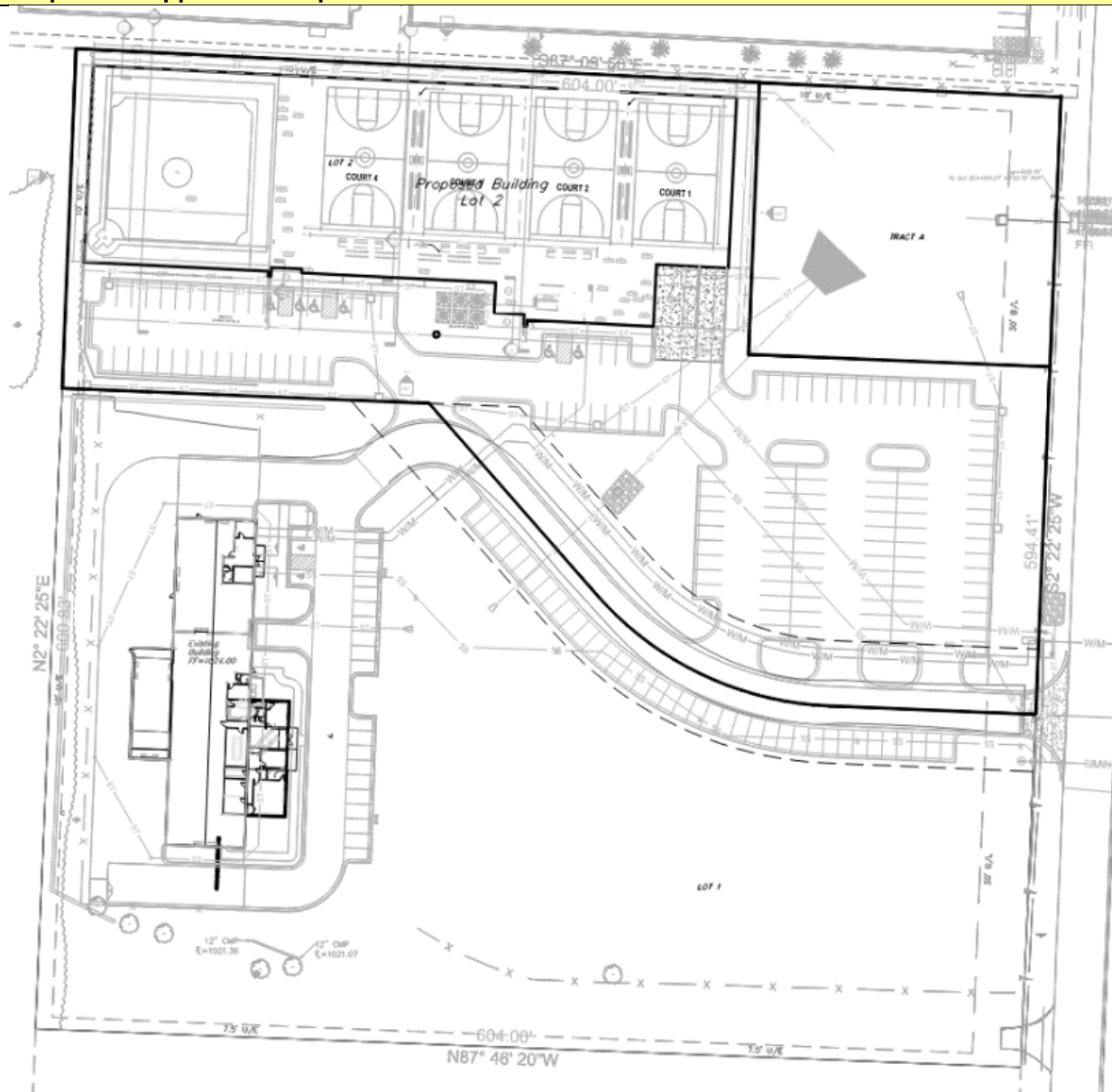
Project Data	
Applicant/Status	Engineering Solutions, LLC /Engineer
Applicant's Representative	Matt Schlicht
Location of Property	1600 SE Hamblin Road
Size of Property	±3.31 Acres (144,332.01 sq. ft.)
Number of Lots	1
Building Area	48,885 sq. ft.
FAR	0.34
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Industrial
Procedure	The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance. 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 site is located in the northern portion of the Industrially zoned Williams Crossing subdivision. A portion of the proposed site is undeveloped vacant land with existing detention pond located in the north east corner of the property.

Description of Applicant's Request



The applicant is seeking approval of a preliminary development plan (PDP) application for a proposed 48,885 sq. ft. baseball and basketball training facility.

Proposed building materials include architectural metal panels, Nichiha wall panels, concrete and glass store fronts. The applicant is providing 170 standard parking stalls and 6 ADA parking stalls.

The applicant is also requesting two (2) modifications; a modification to the roof top screening and a modification to the configuration of the proposed parking stall adjacent to the private road.

The applicant has stated that no tournament or game play will be conducted at the facility. A condition of approval has been added to this staff letter and the approving ordinance enshrining this requirement.

2. Land Use

Description and Character of Surrounding Area

The proposed building is surrounded by industrially zoned properties on all side. The Lee's Summit South Industrial Park and Newberry Landings industrial subdivisions are located on the north and east side of the subject property respectively. A construction company occupies the existing building on the south side of the proposed project site with the remaining property being vacant, undeveloped ground. An Evergy maintenance facility and laydown yard is located on the large lot on the west side of the property.



Adjacent Land Uses and Zoning

North:	PI (Planned Industrial District) — Various industrial buildings
South:	PI (Planned Industrial District) — Construction company office and vacant ground
East (across SE Hamblin Rd):	PI (Planned Industrial District) — Various industrial buildings and vacant lots
West:	PI (Planned Industrial District) — Evergy maintenance facility and laydown yard

Site Characteristics

The 3.31-acre site is a relatively unremarkable industrial lot. A tree line borders the property along the north and west property lines. The majority of the subject property is vacant with the exception of an existing detention pond in the north east corner of the property.

Special Considerations

None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	70%
Pervious:	30%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	176	Total parking spaces required:	176
Accessible spaces proposed:	6	Accessible spaces required:	6
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter) - Building

Yard	Building Required	Building Proposed
Front (South)	20'	77'
Side (North, East and West)	10'	13.59' – East; and 10' - West
Rear (East)	20'	--

Setbacks (Perimeter) - Parking

Yard	Parking Required	Parking Proposed
Front	20'	29' 10" East; and 18' 11" South
Side	6'	176' 11" – North; and 15' – West
Rear	20'	--

Structure(s) Design

Number and Proposed Use of Buildings
1 building
Building Height
37' (building height)

Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.220	Zoning Districts (PI)
8.890,8.900	Landscaping (Minimum Requirements)
2.320	Modifications
8.180	Architectural Characteristics
8.620	Parking Lot Design

Unified Development Ordinance

The proposed baseball & basketball training facility is a use permitted by right under the existing PI zoning district. Typically, development in the PI zoning district only requires an FDP so long as all UDO requirements are met. In this case a PDP is necessary as the applicant is seeking modifications that require approval from the Planning Commission and City Council.

The proposed use is consistent and compatible with the abutting industrial developments to the north, south, east and west and is a lower intensity use than other industrial uses permitted in this district.

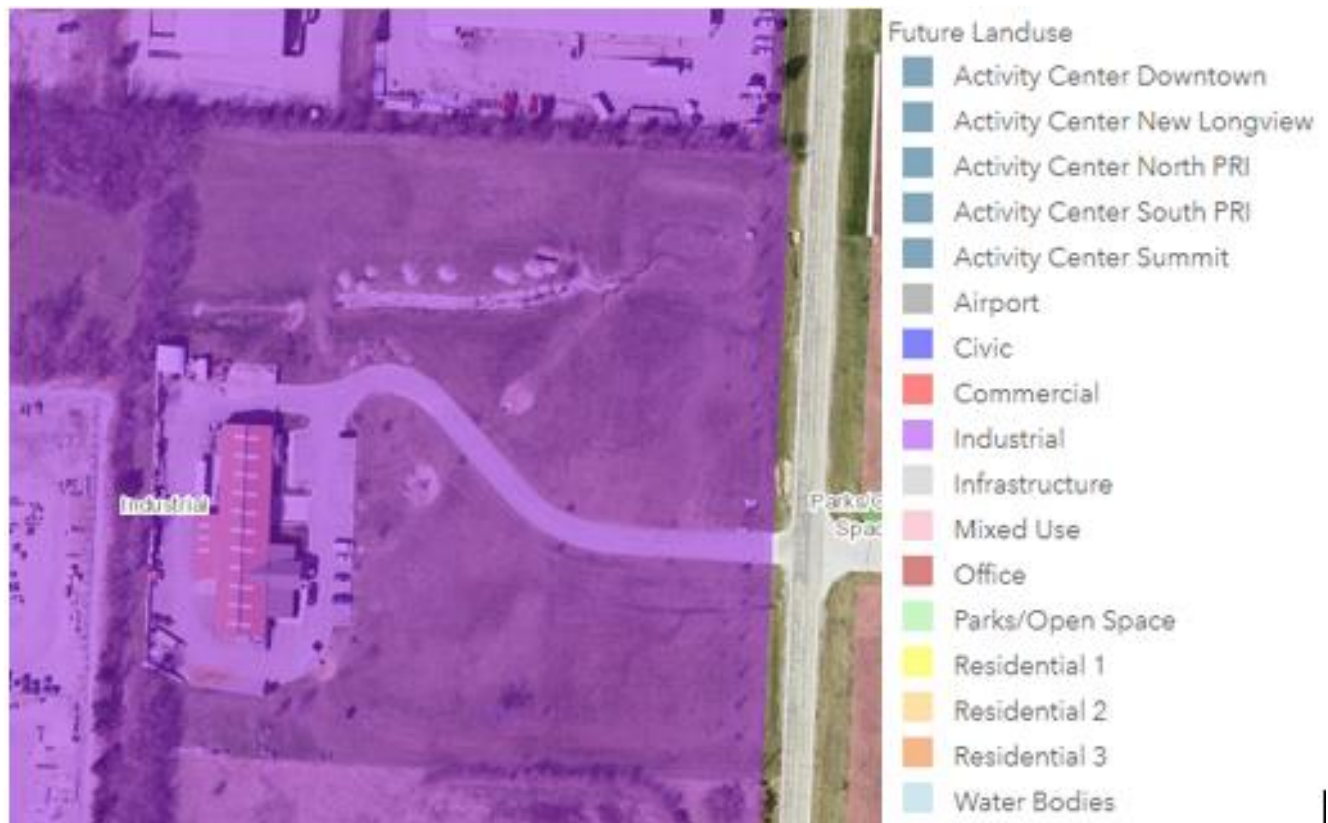
Neighborhood Meeting
The applicant hosted a neighborhood meeting on July 13, 2023. No members of the public attended.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Diversify Lee's Summit 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 Industrial. The proposed training facility is consistent with the land use designation recommended by the Comprehensive Plan. One objective established in the Comprehensive Plan is to stimulate continued economic development investment by the private sector. The subject application meets this goal by developing a long vacant property in Lee's Summit.



6. Analysis

Background and History

- April 28, 1997 – The minor plat (Appl. #1997-323) William's Crossing was approved and recorded at the Jackson County Recorder of Deeds Office by Instrument # 199710024721
- November 6, 2003 – The City Council approved the rezoning from AG to PI (Appl. #PL2017-153) and the preliminary development plan (Appl. #PL2017-166) for the Tailormade Landing. (Ordinance No. 8266)

Compatibility

The PDP is consistent with the character of the area and is an appropriate use of land in the district. The proposed building will have an upscale warehouse aesthetic that staff believes to be appropriate for an area with a mix of architectural styles and land uses. The material palette for the building includes: architectural metal panels, Nichiha wall panels, concrete and glass store fronts.

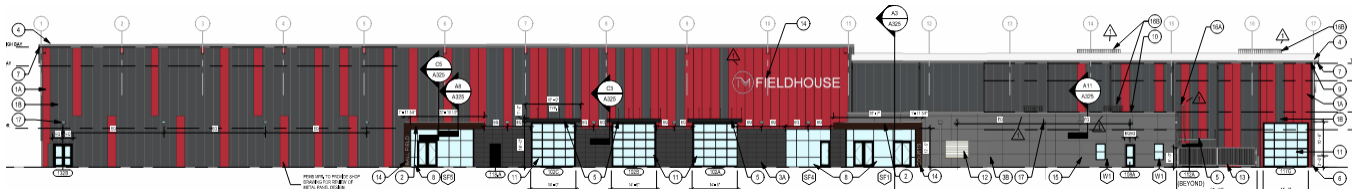


Figure 1 - Renderings of south exterior elevation

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area as the proposed use and development standards are substantially similar to the surrounding uses.

Stormwater impacts will be mitigated through an existing on-site detention. The detention system is located along the north and eastern portions of property adjacent to the proposed building. This site meets all lighting, access, and parking requirements of the Unified Development Ordinance.

Public and Private Infrastructure Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The subject site is an undeveloped site located in the area with industrial uses existing to the north, south east and west.

Stormwater from the proposed development will be managed by an existing on-site detention system and is designed to collect the stormwater runoff and direct it to the detention system. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

Modification Requests

- A. The applicant has requested a modification to UDO Sec. 8.180 - Architectural Characteristics.
- **Required** – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.
 - **Proposed** – The applicant has proposed to utilize bolt on screening in the place of a parapet wall.
 - **Recommended** – With larger building, constructing a parapet wall that encompasses the entire perimeter of the proposed roof line is excessive and not practical. The proposed screening system is opaque and provides adequate screening of the mechanical units while meeting the intent of the UDO requirement. This same modification has been granted in the past such as the Coleman Equipment development at 4101 NE Lakewood Way (PL2017-097). For this reason, staff believes the modification is reasonable and supports the request.
- B. The applicant has requested a modification to UDO Sec. 8.620 - Parking lot design.
- **Required** – Head-in parking from any public right-of-way or private street shall not be permitted.
 - **Proposed** – The applicant has requested the use of head-in parking along the private street servicing the proposed project.
 - **Recommendation** – Access to the two uses (Field house and contractor) are through a single private street. The two uses will be operated on opposite schedules. The contractor use is primarily Monday - Friday, 8 to 5 with the proposed Field House being operated primarily on evenings and weekends. This separation of uses makes the private street serving the site function similar to a parking lot entrance. The proposed additional parking located on the private street will serve as overflow parking for the transition flow during practice changes. For these reasons, staff believes the modification is reasonable and supports the request.

Building Materials. Conditional material proposed.

The applicant has requested the use of architectural metal panels. The UDO restricts building materials to masonry, concrete, stucco, and glass in the PI zoning district. Metal is limited to an incidental role or as other architectural metal siding as approved by the Planning Commission and/or City Council.

As the quality of architectural metal building materials has improved, the use of said materials has increased in the areas of commercial and residential construction. This proposed material is consistent with other approved developments in the City such as churches, car dealerships and the recently approved Fire Stations.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted Building Elevations, dated May 2, 2023 and revised June 21, 2023.
2. A modification shall be granted to the requirement that head-in parking from any public right-of-way or private street shall not be permitted, to allow for head-in parking along the private street as depicted on the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
3. At no time shall tournament or game play be conducted at the facility.
4. Development shall be in accordance with the Preliminary Development Plan, dated June 22, 2023 and revised July 18, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations May 2, 2023 and revised June 21, 2023.
6. Do to the nature of the widening on Hamblen Road, removing the current markings and replacing them is not acceptable. All Thermoplastic markings shall be removed and a full width micro-seal be done on the improved section of roadway and new striping put down.

Standard Conditions of Approval

7. 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.

8. 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).
9. 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.
10. 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.
11. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
12. 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.
13. 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.
14. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
15. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
16. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
17. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 9 of the UDO.