



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-335
File Name	REZONING from RP-2 to CP-2 and PRELIMINARY DEVELOPMENT PLAN – Pro Deo Youth Center
Applicant	Engineering Solutions, LLC
Property Address	107 SE 9 th St and 902 SE Douglas St
Planning Commission Date	February 8, 2024
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: November 16, 2022; and October 17, 2023
Neighborhood meeting conducted: January 4, 2024
Newspaper notification published on: January 20, 2024
Radius notices mailed to properties within 300 feet on: January 16, 2024
Site posted notice on: January 16, 2024

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Attachments

Transportation Impact Analysis prepared by Erin Ralovo, PE, PTOE, dated January 18, 2024 – 2 pages

Rezoning Exhibit, dated January 2, 2024

Preliminary Development Plan, revision date January 5, 2024 – 6 pages

Micro Storm Water Drainage Study prepared by Engineering Solutions, LLC, sealed December 7, 2023
– 7 pages

Architectural Plans and Elevations, upload date January 15, 2024 – 7 pages

Mosaic Metal Wall Panel specifications, upload date January 5, 2024 – 5 pages

Vertical Reveal Metal Wall Panel specifications, upload date January 5, 2024 – 2 pages

Neighborhood Meeting minutes, dated January 5, 2024 – 3 pages

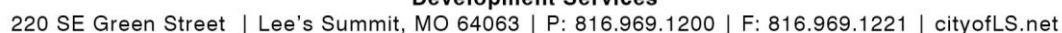
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, PE
Location of Property	107 SE 9 th St and 902 SE Douglas St
Size of Property	±0.90 acres (39,245 sq. ft.)
Number of Lots	1 lot
Building Area	9,366 sq. ft.
Floor Area Ratio (FAR)	0.24 total FAR
Zoning (Existing)	RP-2 (Planned Two-family Residential) and CP-2 (Planned Community Commercial District)
Zoning (Proposed)	CP-2
Comprehensive Plan Designation	Downtown Activity Center
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan in the form of an ordinance. Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration. 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.

The subject 0.90-acre site is comprised of two vacant, platted lots (107 SE 9th St and 902 SE Douglas St) located at the northwest corner of SE Douglas St and SE Blue Pkwy. The western lot (107 SE 9th St) was previously developed with a single-family residence, until it was demolished in 2006. The eastern lot (902 SE Douglas St) was previously developed with a commercial building, until it was demolished in 2010.

The applicant proposes a rezoning from RP-2 to CP-2 and preliminary development plan (PDP) for a 9,366 sq. ft. building to house a center that serves area youth in grades 9-12 with after school and Friday night programming. The proposed building is a single-story structure with a mix of materials that includes brick, glass/storefront glazing and metal. The project site is composed of two vacant, platted lots. The western lot (Lot 9, Southview Heights) is currently zoned RP-2 and requires rezoning to CP-2 to accommodate the proposed use. The eastern lot (Lot 10, Southview Heights) is currently zoned CP-2.



2. Land Use

Description and Character of Surrounding Area

The subject property sits along the southern border of the Old Lee's Summit area, which is demarcated by SW Blue Pkwy/US 50 Hwy. The site sits in a transition area between residential development to the west and north, and commercial and institutional uses to the east.

Adjacent Land Uses and Zoning

North (across SE 9th St):	Single-family residential/R-1 (Single-family Residential)
South:	SE Blue Pkwy/US 50 Hwy
East (across SE Douglas St):	Commercial/CP-2
West:	Single-family residential/RP-2 (Planned Two-family Residential)

Site Characteristics

The project site is composed of two vacant lots with frontage along SE 9th St, SE Douglas St, and SE Blue Pkwy. Access to the site will come from SE 9th St. The site generally slopes from northwest to southeast.



Special Considerations

None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	53.2%
Pervious:	46.8%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	17	Total parking spaces required:	17
Accessible spaces proposed:	1	Accessible spaces required:	1
Alternate Parking Plan requested?	Yes	Off-site Parking requested?	No

The applicant proposes approval of an Alternate Parking Plan based on the historical parking needs of the facility and the transportation model used as part of the center's operation. Pro Deo is not an open drop-in facility. Students are required to register prior to attending programming so the center can adequately staff activities with a student to staff ratio of 10:1, with peak attendance being Friday nights where up to 60 students attend programming. Students are typically dropped off at the center by an adult or transported from school by Pro Deo vehicles. The project site is located approximately 750' from the Lee's Summit High School campus, allowing those students to travel by foot to the center.

Building Setbacks (Perimeter)

Yard	CP-2 zoning standard	Proposed Building
Front ¹	15'	15.6' (along SE 9 th St); 25' (along SE Douglas St); and 15.3' (along SE Blue Pkwy)
Side ¹	10'	88.7' (west)

¹ – Under the UDO, each street frontage of a corner lot is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

Parking Setbacks (Perimeter)

Yard	Parking	Parking Proposed
Front	20'	20' (along SE 9 th St); and 27' (along SE Blue Pkwy)
Side	20' ¹	20' (west)

¹ – Under the UDO, parking lots shall be set back a minimum 20' from a residentially zoned or residentially used property versus a minimum 6' from another non-residential property or use.

Structure(s) Design

Number and Proposed Use of Buildings
1 building
Building Height
20'-9"
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.190	Zoning Districts (CP-2)
8.170	Building Materials

The CP-2 Community Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community. Comparable semi-public uses to the youth center such as civic and fraternal organizations are uses permitted by right with conditions. The associated conditions spelled out in the UDO are specific to civic or fraternal clubs (e.g. Rotary Club, Lion's Club, American Legion, etc.) located in residentially zoned areas so as to mitigate the impacts of a non-residential use in a residential area and provide good guidance (but are not requirements) for the proposed use on property that is requested to be zoned commercially. The conditions associated with a civic or fraternal club are as follows:

1. All structures are at least 50 feet from any property line.

- West property line: The proposed building is located 88.7' from the common property line separating the project site from the abutting residential lot to the west.
- East property line: The proposed building is located 25' from the east property line at its closest point, which is also the boundary for the 60'-wide SE Douglas St right-of-way. The proposed building is located 85' from the commercial lot on the east side of SE Douglas St and therefore meets the intent of the requirement.
- North property line: The proposed building is located 15.6' from the north property line, which is also the boundary for the 50'-wide SE 9th St right-of-way. The proposed building is located 65.6' from the residential lot on the north side of SE 9th St and therefore meets the intent of the requirement.
- South property line: The proposed building is located 15.3' from the south property line, which is also the boundary for the SE Blue Pkwy/US 50 Hwy right-of-way. The proposed building is located approximately 300' from the nearest lot located on the south side of US 50 Hwy and therefore meets the intent of the requirement.

2. Parking area is screened in accordance with the standards for parking lot screening.

- The parking lot will be screened in accordance with the parking lot screening of the UDO.

3. The exterior of the building maintains a residential character and blends harmoniously with surrounding residential properties.

- The proposed building uses a multiple shed roof design to provide compatibility with the pitched roofs found on the existing residential development to the north and west. While the building has a mix of brick, glazing and metal for exterior materials, brick and glazing combined make up the majority of the exterior materials on the north and west elevations that face existing residential development in order to pull from the common use of said materials in residential development. Two contrasting metal products make up approximately 40% of the exterior materials facing existing residential development. The two metal panel products are used to provide textural and visual interest by providing a contrasting material finish and use of color as architectural embellishment. Give the location of the project site at a transition point between the highway corridor, adjacent commercial and adjacent residential development, staff believes the proposed building architecture commercial provides a compatible aesthetic transition between the contrasting land uses.

Neighborhood Meeting

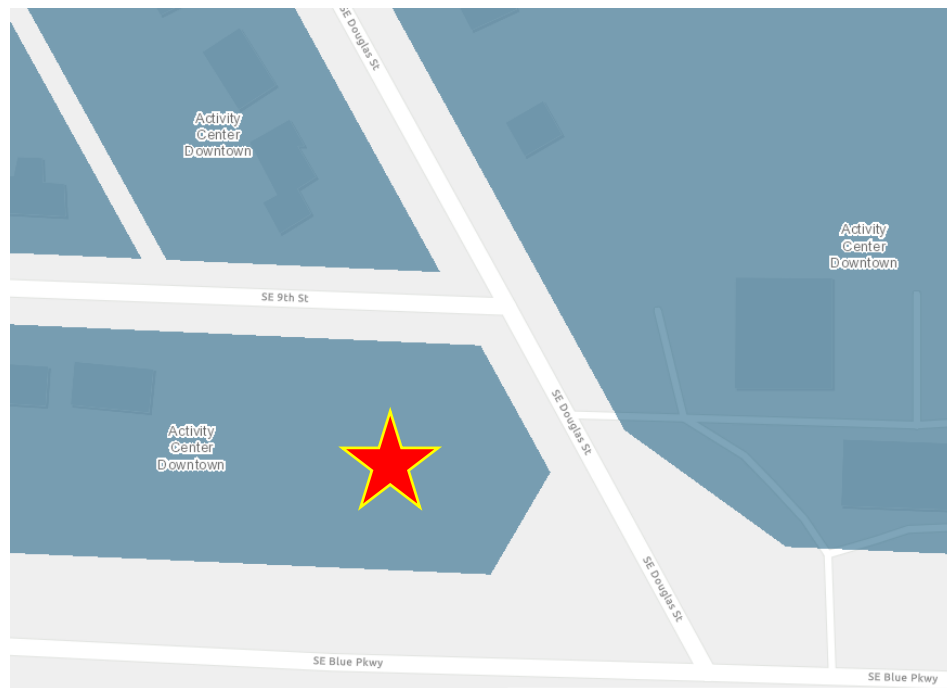
The applicant hosted a neighborhood meeting on January 5, 2024. Six (6) members of the public attended.

The applicant reported that the topics covered and questions answered related to the following:

- Ownership of the site
- Fate of the existing facility (the existing facility will relocate to the proposed project site)
- Operations (e.g. attendance and transportation)
- Services and resources offered
- Landscape buffer

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Goal: Support a healthy, happy community by improving healthy lifestyle choices and opportunities. Objective: Improve access to physical and mental healthcare services. Objective: Improve opportunities for making healthy lifestyle choices. Objective: Increase number of people involved in the community.
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.



The proposed development supports two identified focus areas of the comprehensive plan, namely “Quality of Life” and “Land Use and Community Design”. Each focus area has goals and objectives that establish a long-term framework to direct growth and change for the city. As it relates to the Quality of Life plan element, Pro Deo Youth Center offers after school programming centered around creative arts; personal and social skill development; health and wellness; career and job skills; and academic supports to fill an identified social infrastructure need for area teens and their parents.

As it relates to the Land Use and Community Design plan element, the proposed project redevelops the site of two lots that have sat vacant since 2006 and 2010 along a high visibility highway corridor and southern gateway to the Old Lee’s Summit area.

6. Analysis

Background and History

- c. 1955 – The property addressed 107 SE 9th St was developed with a single-story, single-family residence.
- c. 1955 – The property addressed 902 SE Douglas St was developed with a 3,936 sq. ft. single-story commercial building.
- 2006 – The single-family residence at 107 SE 9th St was demolished.
- 2010 – The commercial building at 902 SE Douglas St was demolished.

Compatibility

The site is located at the northwest corner of SE Douglas St and SE Blue Pkwy. The character of existing area development is single-family residential to the north and west, and commercial and institutional (e.g. church and school) to the east. The proposed youth center is compatible as a transitional use between the commercial and institutional uses to the east and residential development to the north and west. Sitting at

the edge of residential development and approximately 750' from Lee's Summit High School, the youth center provides an identified social service and resource in close proximity to the population it serves.

From an architectural standpoint, the proposed development is not expected to negatively affect the aesthetics of neighboring properties. As previously stated, the palette of materials used on the building is composed of brick, glazing and architectural metal panels so as to pull from materials common to residential construction (i.e. brick and glazing) and commercial construction (i.e. brick, glazing and metal panel systems) that staff believes to be appropriate for a site located at a transition point between residential and non-residential development.

The proposed building uses vertical reveal wall panel and/or decorative mosaic-patterned, colored metal panel on all sides of the building as contrasting and complementary material ranging from 41.5% to 44% usage on the elevations visible/oriented from the adjacent streets and residences. The UDO limits the use of metal to an incidental role (i.e. trim, architectural features and standing seam metal roofing), or as approved by the Planning Commission and/or City Council as a conditional primary material (UDO Section 8.170). The frequency in use of architectural metal panel systems as a primary or prominent building material has increased in newer developments throughout the city for uses that include restaurants, banks, offices, auto dealerships, churches and schools. Staff believes the proposed use of vertical reveal metal panel and the mosaic-patterned metal panel on the proposed building to be compatible with surrounding development.

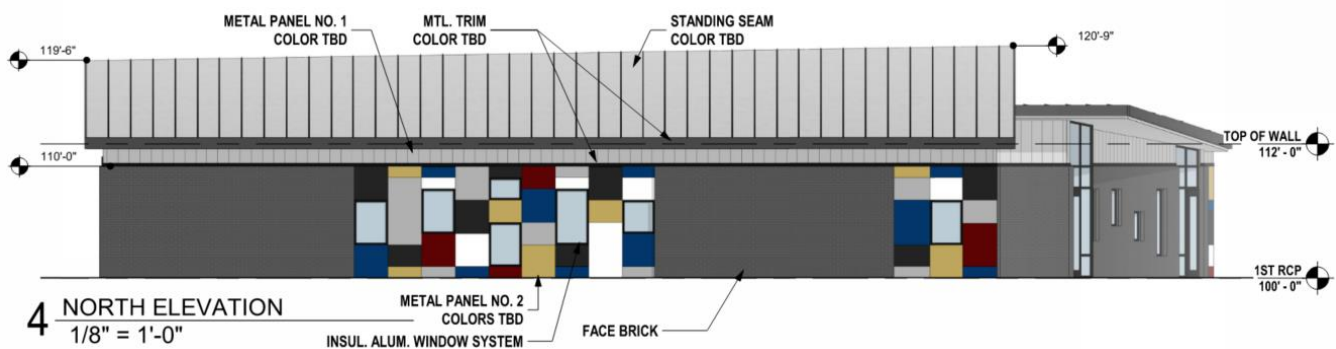


Figure 1 – North elevation facing residential

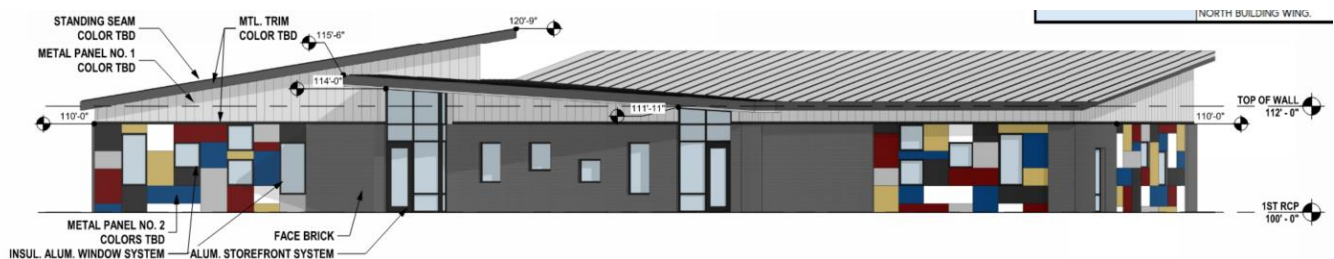


Figure 2 – West elevation (front entrance) facing residential

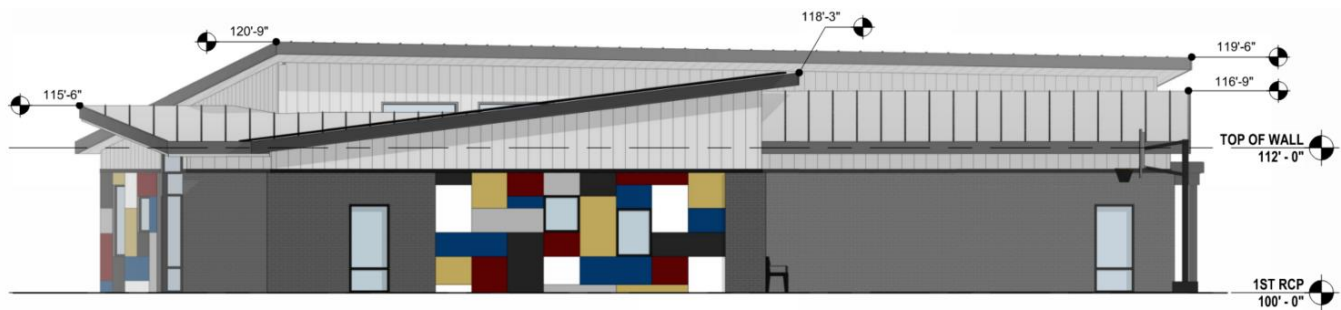


Figure 3 – South elevation facing SE Blue Pkwy/US 50 Hwy

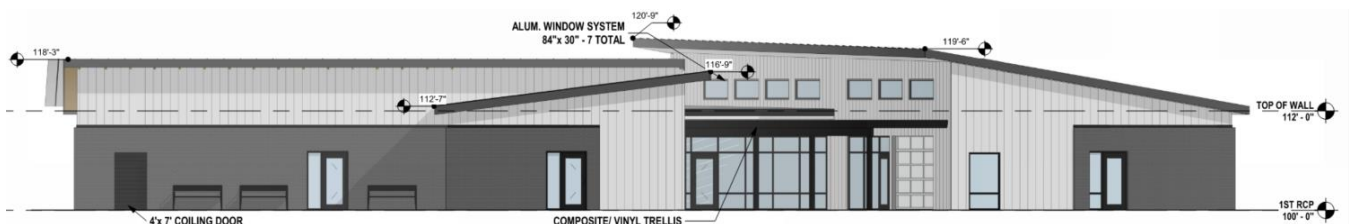


Figure 4 - East elevation facing commercial

Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. A high-impact landscape buffer composed of landscaping plus a 6'-tall vinyl fence will be installed along the west property line to provide visual and spatial separation from the abutting single-family residence.

Operationally, Pro Deo keeps the following hours:

- Administrative office hours: Monday, Wednesday and Friday from 10am to 3pm;
- Programming hours – school year: Monday-Thursday from 3-5pm; and Friday 5-10pm;
- Programming hours – summer: Monday and Wednesday from 12-3pm; and Friday 5-10pm.

Programming offered Monday through Thursday ceases no later than 5pm, with extended programming hours limited to Fridays. The limited days and hours of operation naturally help to curb the impacts of the proposed use on area residential development compared to other types of uses allowed on CP-2-zoned property that typically operate more days and longer hours, such as restaurants and retail.

The subject development is not expected to create excessive storm water runoff for the area. A detention basin will be constructed at the southeast corner of the project site.

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. The project site represents the only undeveloped property in the immediate area, having sat vacant since the demolition of a residence in 2006 and commercial building in 2010. Sanitary sewer service will connect to an existing 8" main along SE Douglas St. Water service will connect to an existing 6" water main located along the east side of SE Douglas St. The stormwater detention basin will discharge to an existing field inlet along the west side of SE Douglas St.

The existing area street network has adequate capacity for the proposed development and requires no road improvements as part of the proposed development.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, 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 with a revision date of January 5, 2024.
2. Development shall be in accordance with the building elevations with an upload date of January 15, 2024.

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. 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.
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. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
8. The Final Development Plan will be required to meet all City stormwater design criteria unless a Design Modification Request (waiver) is submitted and approved by the City.
9. 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.

The building is shown with a water main for an automatic sprinkler system.

10. Show the location of the FDC on the building.
11. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the

mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.

12. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
13. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
14. A final plat shall be approved and recorded prior to issuance of any building permits.