



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-129 – PRELIMINARY DEVELOPMENT PLAN – Dunkin Lee's Summit
Applicant	Bluemont Group, LLC
Location	1399 NE Douglas St
Planning Commission Date Heard by	August 22, 2024 Planning Commission and City Council
Analyst	Ian Trefren, Planner

Public Notification

Pre-application held: December 12, 2023
Neighborhood meeting conducted: June 18, 2024
Newspaper notification published on: July 6, 2024
Radius notices mailed to properties within 300 feet on: July 3, 2024
Site notice posted on: July 5, 2024

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Attachments

Preliminary Development Plan, received July 10, 2024 – 11 pages
Preliminary Storm Drainage Memorandum by Kimley-Horn & Associates – 4 pages
Traffic Impact Analysis, dated July 12, 2024 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Bluemont Group, LLC / Applicant
Applicant's Representative	Andrew W. Gribble IV, PE
Location of Property	1399 NE Douglas
Size of Property	1.51 acres (+/- 65,917 sq. ft.)
Number of Lots	1 (to be re-platted as 2 lots by separate application)
Building Area	1,175 sq. ft.
Building Height	20' 6"
Number of Buildings	1
FAR (Floor Area Ratio)	0.04
Parking Spaces – Required	9
Parking Spaces – Proposed	16
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Commercial
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 in the form of an ordinance.</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 1.51-acre property is currently developed as a dental office and associated parking lot in the Douglas Square Center Lots 1-6 commercial subdivision.

Description of Applicant's Request

The applicant is seeking approval of a revised preliminary development plan (PDP) to construct a 1,175 sq. ft. drive-through coffee shop on an underutilized area of existing parking in the Douglas Square Center commercial development generally located at the southeast corner of NE Douglas St and NE Victoria Dr. The new building will sit in the open parking lot area south of an existing dental office building (the former Burger King building) and the existing in-line multi-tenant building to the south. The proposed development does not require the removal or reduction in size of any existing building in the development.

A minor plat application is being administratively processed concurrently to split the existing lot into two (2) lots to support this development.

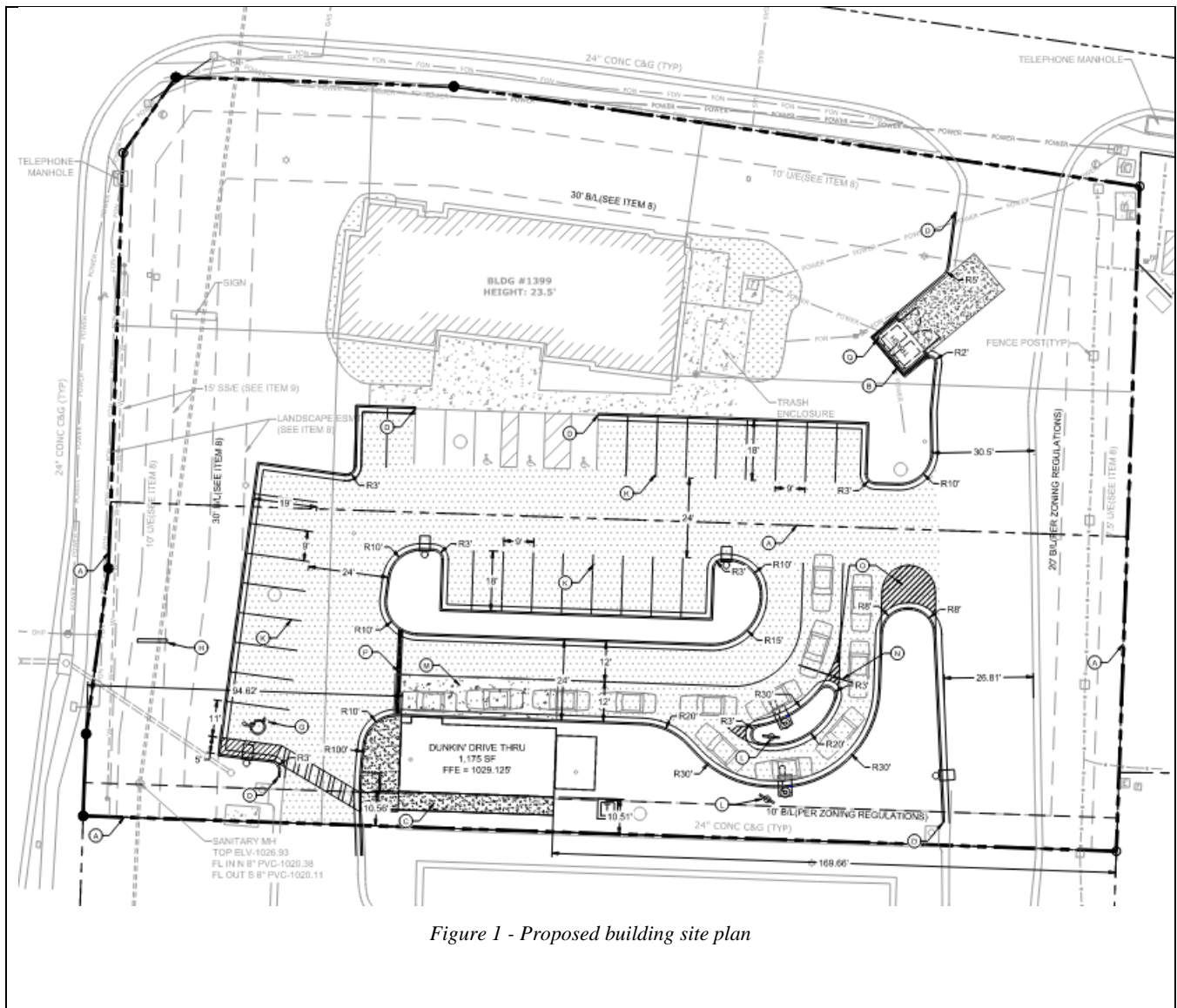


Figure 1 - Proposed building site plan

2. Land Use

Description and Character of Surrounding Area

Figure 2 - Zoning map showing site location

North (across NE Victoria Dr):	Commercial Strip Center / CP-2
South:	Commercial Strip Center/ CP-2
East:	Detached, Single-family residential / R-1 (Single-family Residential)
West:	Office-Warehouse / PI (Planned Industrial)

The site to be redeveloped is a generally flat parking lot with a private drive along the eastern property line and an additional private drive to the west of the proposed building. This private drive network provides access to the other properties in the Douglas Square Center subdivision as well as access to NE Douglas St. and NE Victoria Dr.



Figure 3 - Aerial showing site location

Special Considerations

None

2. Project Proposal

Site Design

Land Use	
Impervious Coverage:	67.62%
Pervious:	32.38%
TOTAL	100%

Parking

The Douglas Square Center commercial development has cross-parking easements in place across the development. Parking facilities serve the development as a whole. The requisite aggregate amount of

parking to serve the development was constructed and is available for all users regardless of where parking spaces may be located relative to platted lot lines for the development.

The subject project site was originally developed with a 4,000 sq. ft. fast-food drive-through restaurant. A minimum 35 parking spaces were required for said use at the time of plan approval; a total of 69 parking spaces were provided and currently serve the site. The restaurant building has since been converted to a dental office building, which only requires 20 parking spaces and therefore yields a current surplus of 49 parking spaces.

The proposed development calls for the removal of 35 of the existing 69 parking spaces. The remaining 34 spaces will serve the existing dental office building and the new drive-through doughnut/coffee shop. The minimum total number of parking spaces to serve both uses is 29 parking spaces, so minimum parking standards will continue to be met on the site.

Proposed		Required	
Total parking spaces proposed:	16 ^A	Total parking spaces required:	9
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

^A – At the time the project site is re-platted from 1 lot to 2 lots, 16 parking spaces will be located within the doughnut/coffee shop lot boundaries and 18 parking spaces will be located within the dental office building lot boundaries.

Structure(s) Design

Number and Proposed Use of Buildings
1 / drive-through doughnut & coffee shop
Building Height
20' 6"
Building Size
1,175 sq. ft.
Number of Stories
1 story
Floor Area Ratio
0.04 – proposed total FAR (0.55 max in the CP-2 zoning district)

Setbacks (Perimeter)

Yard	Required Minimum	Proposed
Front	15' (Building) / 20' (Parking)	94'-7" (Building) / 39'-8" (Parking)
Side	10' (Building) / 20' (Parking)	10'-6" (Building) / 18' (Parking)
Rear	20' (Building) / 20' (Parking)	35'-2" (Building) / 78'-11" (Parking)

4. Unified Development Ordinance (UDO)

Section	Description
2.260,2.300	Preliminary Development Plan
4.190	Zoning Districts

Unified Development Ordinance

The intent of the CP-2 Community Commercial District is to provide a location for a full-range of retail and office development serving the general needs of the community. Should the subject PDP be approved, the proposed drive through facility will meet the UDO requirements and is a use allowed by right in the existing zoning district.

The proposed use is consistent and compatible with uses in the surrounding CP-2 zoned properties in the immediate area.

Neighborhood Meeting

The applicant hosted a neighborhood meeting at 6:00pm on June 18, 2024. A single member of the public attended the meeting.

The meeting notes provided by the applicant indicate the only question/concern related to the existing stormwater system on the site.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3.A

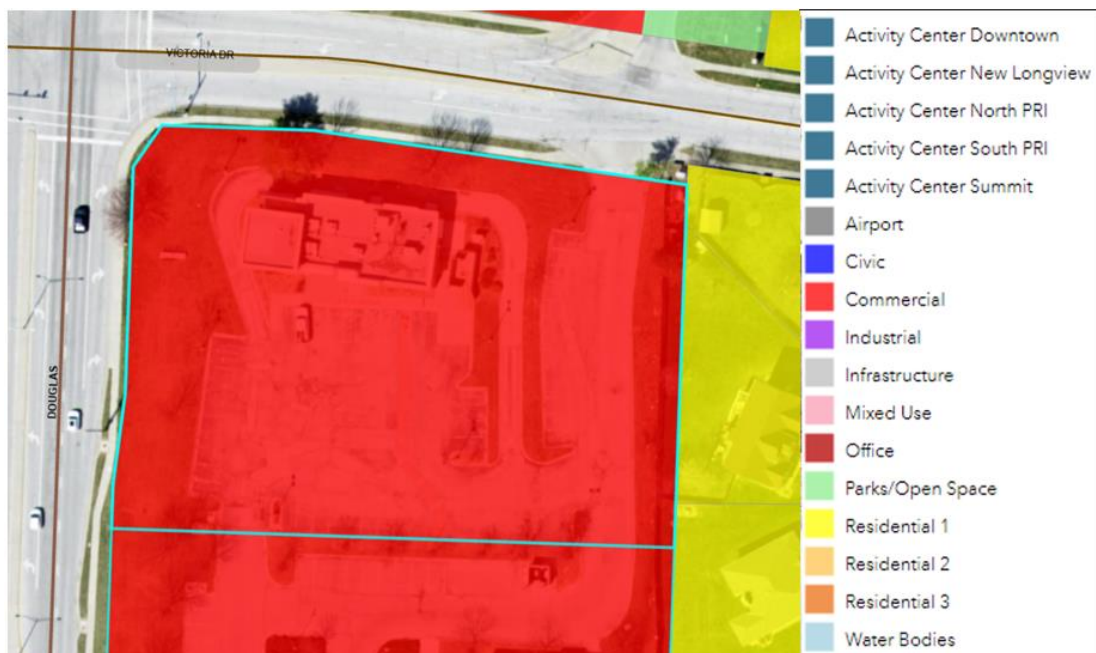


Figure 4 - Ignite! Comprehensive Plan Future Land Use Map

The 2021 Ignite Comprehensive Plan land use map identifies the subject site's future recommended land use as Commercial. The drive-through coffee shop is a land use allowed in the existing CP-2 zoning district.

An objective established in the Comprehensive Plan is to support a resilient economy that maintains an ability to recover from economic disruptors. The subject application meets this goal by creating job opportunities for a business that does not currently have a presence in the city, thereby adding new jobs to the market while providing a valuable food service for residents.

6. Analysis

Background and History

- July 1, 1997 – Preliminary Site Plan approved for drive-through restaurant on the site (Appl. #1467).
- November 10, 1998 – Douglas Square Center, Lots 1-6 commercial subdivision plat recorded by the Jackson County Recorder of Deeds (Appl. #S98-062).
- April 1, 1999 – The City Council approved a Final Site Plan to construct a drive-through restaurant (Appl. #S99-007)
- January 19, 2000 – Final Certificate of Occupancy issued for drive-through restaurant.
- November 29, 2022 – Building permit issued to convert former drive-through restaurant to a dentist office

Compatibility

The building materials utilized in the design of the proposed drive-through coffee shop include a combination of fiber cement panels, masonry, and architectural metal trim features. These building materials are permitted by right by the UDO in their current configuration, and are compatible with the design and construction of similar commercial buildings in the surrounding area.



Figure 5 - Perspective view of building rendering

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The proposed project meets or exceeds all UDO requirements and is located on a property that has excess parking for the current use. In particular, the development has greatly expanded vehicle queuing facilities compared to the UDO to reduce the potential for traffic blockages on the internal drive.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

The storm system for the development is all private and connects to adjacent public infrastructure. There is no on-site stormwater detention; stormwater is managed via an existing private regional stormwater retention basin located along NW Sloan St. to the southwest of the subject property.

Traffic

No changes to any existing access points onto the public street network are proposed. Staff is not recommending any improvements to the existing street network as part of the proposed development.

Internal to the site, the proposed drive-through doughnut/coffee shop meets adequate vehicle stacking requirements. The proposed dual-lane drive-through facility provides stacking for a total of 6 vehicles from the pick-up window and a total of 7 vehicles from the order box. The minimum stacking requirements are 4 vehicles from the pick-up window and 5 vehicles from the order box.

Additional Wall Sign Request




- **Required** – A single tenant building is allowed three (3) wall signs.
- **Proposed** – The applicant has four (4) total wall signs as shown on the Preliminary Development Plan document.
- **Recommendation** – The request for additional wall signage is not out of place for this type of commercial business, as many restaurants and retailers have more than the number of signs allowed by right. This increase to the number of permitted wall signs is mitigated by the fact that the total sign area is beneath the maximum allowed by the CP-2 district. In this case, staff believes that the four (4) proposed wall signs are compatible for the area, proportional for the building, and provide a reasonable means of identification.


The proposed signage meets all other UDO requirements related to signage, included maximum letter height, lighting, and sign area.


Wall Sign Standards



	Copy & Location	Letter Height	Sign Area	Number of Signs	Lighting
UDO Standards (CP-2)	--	6' (72") max.	10% of façade area – max. allowable sign area	3 by right per single-tenant building	External indirect, halo, or internal lighting

Proposed Wall Signs

North Elevation					
	Copy	Letter Height	Sign Area	Number of Signs	Lighting
Wall Sign #1		3'	45.56 sq. ft.	1	None
Wall Sign #2		5'	17.91 sq. ft.	1	None
Maximum Sign Area	107.92 sq. ft. (10%)				
Proposed Sign Area	63.47 sq. ft. (5.88%)				
					

West Elevation					
	Copy	Letter Height	Sign Area	Number of Signs	Lighting
Wall Sign #3		3'7.5"	37.35 sq. ft.	1	None
Maximum Sign Area	43.14 sq. ft. (10%)				

Proposed Sign Area	37.35 sq. ft. (8.66%)
	

South Elevation					
	Copy	Letter Height	Sign Area	Number of Signs	Lighting
Wall Sign #4		5'	17.91 sq. ft.	1	None
Maximum Sign Area	108.74 sq. ft. (10%)				
Proposed Sign Area	17.91 sq. ft. (1.65%)				
					

Previously Approved Sign Applications & Modifications					
Appl. No.	Type of Appl.	Business	Zoning District	Ordinance Requirement for	Approved by Planning Commission or City Council

				Administrative Approval	
PL2021-225	SIGN	Charlie's Car Wash	CP-2	Number: 3 wall signs (4 under approved PDP)	6 wall signs
PL2021-055	SIGN	Whataburger	CP-2	Number: 3 wall signs	6 wall signs
PL2018-002	SIGN	B&B Theaters New Longview 7	PMIX	Number: 3 wall signs	7 wall signs
PL2017-213	SIGN	KC Pain Center & HCA Midwest Pain Mgmt. Ctr.	CP-2	Number: 2 wall signs in a multi-tenant building	7 wall signs
PL2017-060	SIGN	PetSmart	CP-2	Number: 3 wall signs	8 wall signs
2005-413	SIGN	Meiner's Convenience Store	PMIX	Number: 3 attached signs	1 wall sign; 3 canopy signs

Building Materials. Proposed materials.

The proposed building includes fiber cement lap siding, masonry stone veneer, and architectural metal trim utilized in a minor accessory role via orange accent bands above the storefront and drive-through windows. The UDO allows the use of metal only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council. The proposed use of metal in the subject application is meeting the standards set forth by the UDO as the material is limited to trim. As such, the use of this material does not require conditional approval through Planning Commission or City Council action.



Figure 6 - Proposed building elevations

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. Four (4) total attached wall signs shall be approved as shown on the preliminary development plan, received July 10, 2024.
2. Development shall be in accordance with the preliminary development plan received July 10, 2024.

Standard Conditions of Approval

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. 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.
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 / Engineering Plans.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
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. 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.
9. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
10. All screening of ground-mounted mechanical equipment shall comply with UDO standards for permitted materials.