



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-297
File Name	FINAL PLAT – Lakewood Business Park – NE Maguire Boulevard
Applicant	North Oak Safety Storage, LLC
Property Address	2701 NE Hagan Rd
Planning Commission Date	January 23, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: July 8, 2024
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. Unified Development Ordinance (UDO)	4
4. Comprehensive Plan	4
5. Analysis	5
6. Recommended Conditions of Approval	6

Attachments

Final Plat, revised date December 11, 2024
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	North Oak Safety Storage, LLC/Applicant
Applicant's Representative	Bryan Rahn
Location of Property	2701 NE Hagan Rd
Size of Property	±1.79 acres (77,972 sq. ft.) – Right-of-way
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 1.79 acres is part of an undeveloped 23 acres of industrial property.

Description of Applicant's Request

The applicant proposes a final plat for the exclusive purpose of dedicating right-of-way for a 1/4-mile street extension of NE Maguire Blvd; no lots or common area tracts will be created by the subject final plat. The new right-of-way extends west from the existing NE Maguire Blvd street stub and results in a through-street connection between NE Hagan Rd and NE Independence Ave.

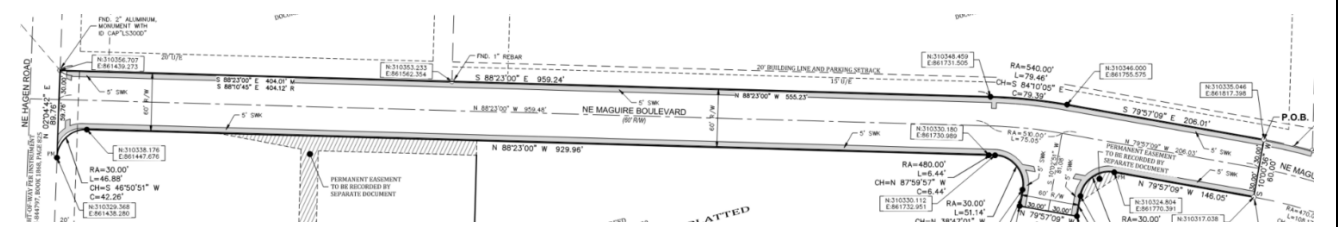


Figure 1 – Final Plat

2. Land Use

Description and Character of Surrounding Area

The subject site is generally located southwest of the NE Strother Rd/I-470 interchange. The area is generally characterized as industrial and is bordered on the west side by the municipal airport. The area is mostly developed. The largest concentration of undeveloped property is composed of the 23 acres from which the proposed right-of-way will be dedicated to facilitate its future development.



Figure 2 - Subject right-of-way outlined in red. Parent 23-acre parcel dashed in yellow.

Adjacent Land Uses and Zoning

North:	Industrial / PI
South:	Industrial / PI
East:	Industrial and Flex-tech / CS (Commercial Services)
West:	Airport / AZ (Airport Zone)

Site Characteristics

The proposed right-of-way is composed of 1.79 acres of a larger 23 acres of undeveloped industrially zoned property. The project site is bordered by NE Hagan Rd on the west. NE Maguire Blvd stubs into the site from the east via NE Independence Ave. Topographically, the project site generally slopes from south to north.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
7.140, 7.150	Final Plat
7.270	Streets

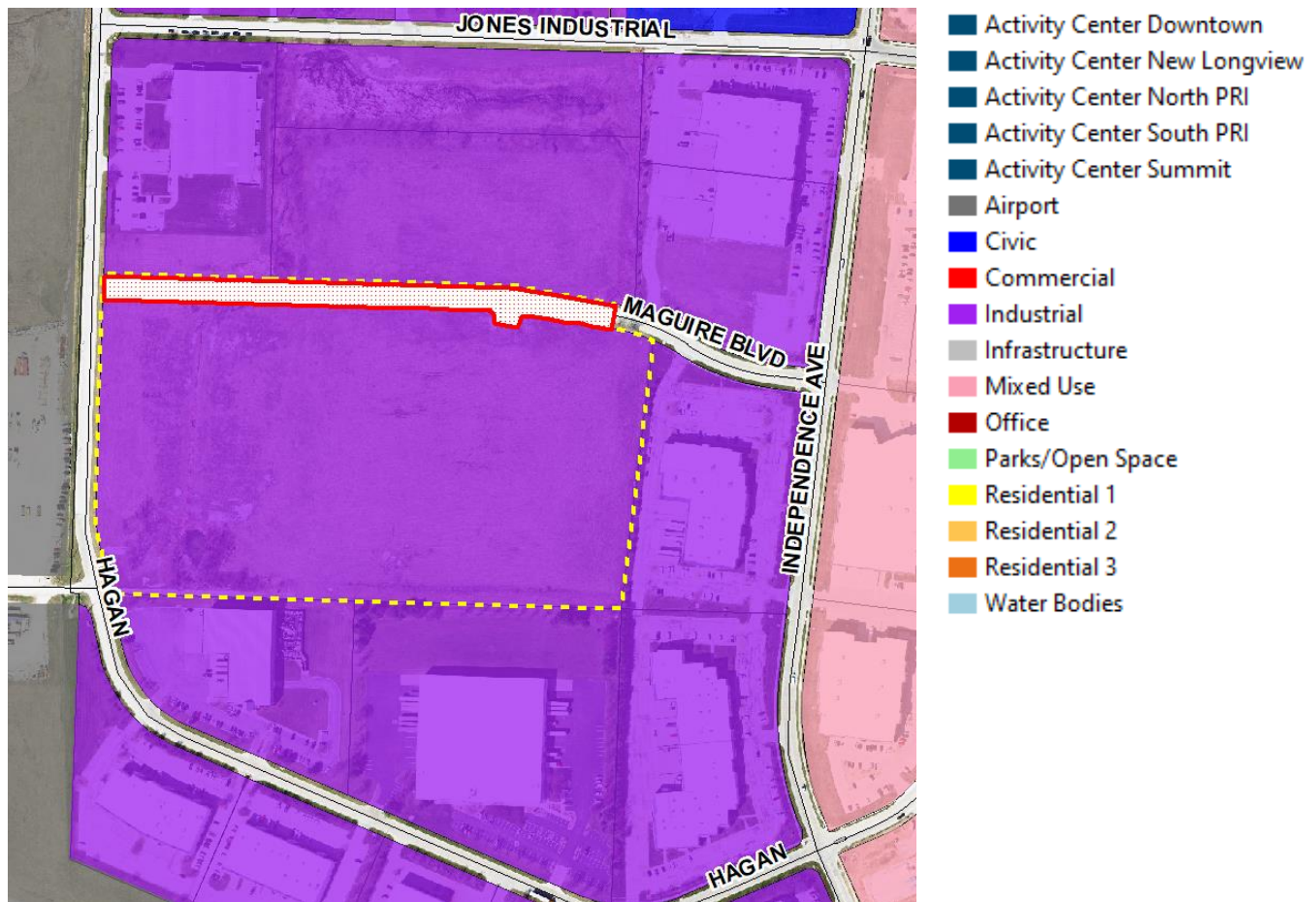
4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Objective: Increase business retention and grow business activity.
Facilities & Infrastructure	Goal: Plan and build City services and infrastructure to promote quality growth and resiliency. Objective: Maintain high-quality infrastructure that supports and entices quality growth and redevelopment.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The Ignite! Comprehensive Plan identifies the property surrounding the proposed right-of-way as Industrial on the Future Land Use Map. The Industrial land use category is intended for areas accommodating light and heavy industrial uses, distribution and warehouse developments.

The proposed right-of-way achieves a number of goals and objectives related to economic growth identified under the Ignite Comprehensive Plan by allowing expansion of the local street network that provides a critical piece of the infrastructure backbone necessary to develop the 23-acre parent parcel.



5. Analysis

Background and History

- October 13, 1987 – The City Council approved a rezoning (Appl. #1987-050) from AG to M-2 (now PI) for approximately 214 acres generally bounded by NE Strother Rd on the north, I-470 on the east and NE Hagan Rd on both the west and south by Ordinance No. 3058.

Compatibility

The proposed right-of-way facilitates the continued development of the abutting industrial property in a manner consistent and compatible with existing industrial development in the surrounding area.

Adverse Impacts

The proposed right-of-way will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed right-of-way positively impacts neighboring properties by improving access to the area that in turn spurs development opportunities.

Public Services

The proposed right-of-way will not impede the normal and orderly development and improvement of the surrounding property. The resulting extension of NE Maguire Blvd encourages development and improvement of the surrounding property by expanding the local street network to provide improved area access.

Recommendation

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

6. 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. 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).
3. 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.
4. 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.
5. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
6. 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 the street is constructed.
7. 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.
8. A final plat shall be approved and recorded prior to issuance of any building permit.