



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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| File Number | PL2025-056 |
| File Name | PRELIMINARY DEVELOPMENT PLAN – Lawn & Leisure of Lee's Summit |
| Applicant | Thomas Kraft |
| Property Address | 702 SE Blue Pkwy |
| Planning Commission Date | April 10, 2025 |
| Heard by | Planning Commission |
| Analyst | Hector Soto, Jr., AICP, Senior Planner |

Public Notification

Pre-application held: January 12, 2024 and April 30, 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 | 5 |
| 3. Project Proposal | 5 |
| 4. Unified Development Ordinance (UDO) | 5 |
| 5. Comprehensive Plan | 6 |
| 6. Analysis | 6 |
| 7. Recommended Conditions of Approval | 8 |

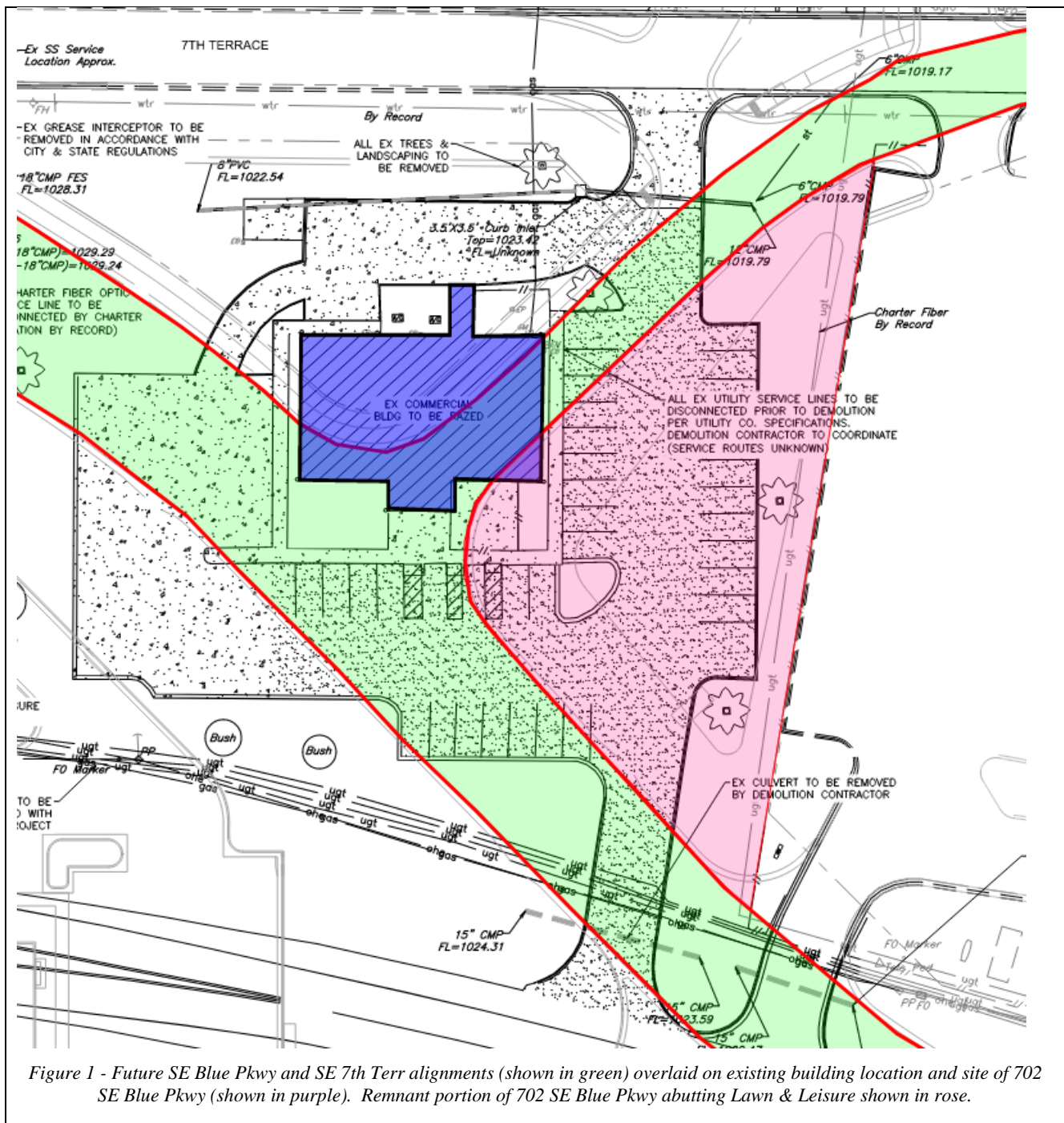
Attachments

Site Plan, uploaded March 12, 2025
Location Map

1. Project Data and Facts

| Project Data | |
|--------------------------------|---|
| Applicant/Status | Thomas Kraft/Applicant |
| Applicant's Representative | Thomas Kraft |
| Location of Property | 702 SE Blue Pkwy |
| Size of Property | 1.42 acres (61,949 sq. ft.) |
| Number of Lots | 1 |
| Building Area | N/A |
| FAR | N/A |
| Zoning | CP-2 (Planned Community Commercial) |
| Comprehensive Plan Designation | Commercial |
| Procedure | <p>The Planning Commission takes final action on the preliminary development plan for modifications to parking lot design.</p> <p>Duration of Validity: Preliminary development plan approval 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 |
|--|
| <p>The subject 1.4-acre property is the site of a vacant 4,203 sq. ft. building that will be removed as part of the SE Blue Pkwy and SE 7th Terr road realignments associated with the future US 50 Hwy/M-291 Hwy intersection improvements. The realigned SE Blue Pkwy and SE 7th Terr will bisect the subject property and create a new intersection where the existing building currently sits (see image below).</p> |



Description of Applicant's Request

The applicant seeks approval of a modification to the minimum 20' parking lot/display area setback from the property line, to allow a 3' setback from the property lines along the future realigned SE Blue Pkwy and SE 7th Terr. As part of the acquisition of property and easements for the future US 50 Hwy/M-291 Hwy intersection improvements, which will include the realignment of both SE Blue Pkwy and SE 7th Terr, the intent is for Lawn & Leisure to acquire a portion of 702 SE Blue Pkwy that will remain following the completion of the SE Blue Pkwy/SE 7th Terr intersection improvements. The City has no need or interest

in retaining ownership of the remnant piece of 702 SE Blue Pkwy and therefore intends to convey said remnant to Lawn & Leisure. However, Lawn & Leisure only has interest in the remnant piece of property if it can be used to functionally expand their existing site. More specifically, Lawn & Leisure's interest in the property is directly tied to their ability to construct a new display/parking area on the remnant property with a 3' setback along both street frontages to maintain consistency with its existing 5' display/parking area setback along SE Blue Pkwy.

The scope of the subject application is limited to consideration of the modification request to the parking lot/display area setback from the right-of-way so the City may proceed in the finalization of property and easement acquisition associated with the area interchange improvements. All other design and engineering aspects of the parking lot design will be reviewed and approved by staff as part of the final development plan process.

It should be noted that under a recent UDO amendment adopted on December 17, 2024, the Planning Commission now has authority to take final action on modification requests pertaining to parking lot design, landscape buffer location, and rooftop mechanical unit (RTU) screening design requirements. The Planning Commission will vote to approve or deny the subject modification request to parking lot/display area setbacks under the authority of the aforementioned UDO amendment. This application is no longer required to proceed to the City Council for consideration of the modification request.

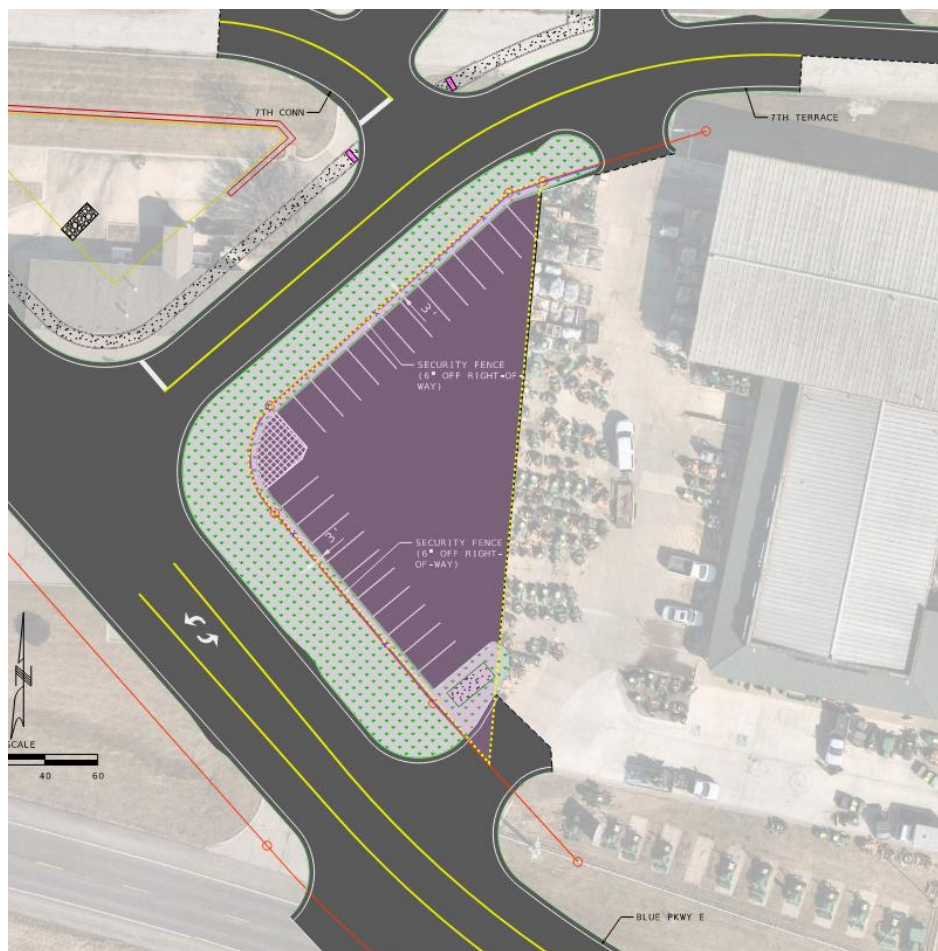


Figure 2 - Proposed display/parking area expansion (in rose).

2. Land Use

Description and Character of Surrounding Area

The subject site faces US 50 Hwy and is generally located at the northeast corner of the intersection of US 50 Hwy/SE Blue Pkwy and M-291 Hwy. The area surrounding the site is characterized by commercial to the east and west, and industrial development to the north.

Adjacent Land Uses and Zoning

| | |
|---|--------------------------------------|
| North (across SE 7th Terr): | Industrial / PI (Planned Industrial) |
| South (across SE Blue Pkwy): | US-50 Hwy |
| East: | Lawn and Farm Equipment / CP-2 |
| West: | Convenience Store / CP-2 |

Site Characteristics

The site is bordered by SE 7th Terr and SE Blue Pkwy/US 50 Hwy to the north and south, respectively. The site is bordered by Lawn & Leisure to the east and QuikTrip to the west. Access to the existing site is provided by SE 7th Terr to the north and SE Blue Pkwy the south.

Topographically, the project site generally slopes from west to east.

Special Considerations

None.

3. Project Proposal

Setbacks (Perimeter)

| Yard | Parking - Proposed | Parking - Required |
|---------------|--------------------|--------------------|
| Front (south) | 3' (Parking) | 20' (Parking) |
| Side/Rear | 3' (Parking) | 20' (Parking) |

4. Unified Development Ordinance (UDO)

| Section | Description |
|-------------------|-------------------------------|
| 2.040,2.300,2.320 | Preliminary Development Plans |
| 8.620 | Parking Lot Design |

Unified Development Ordinance

The UDO requires a minimum 20' parking lot/display area setback from all public rights-of-way. Under a recent UDO amendment, the Planning Commission has the authority to take final action on the granting of modifications to parking lot design standards, inclusive of parking lot setbacks.

5. Comprehensive Plan

| Focus Areas | Goals, Objectives & Policies |
|-----------------------------|--|
| Land Use & Community Design | Objective: Plan for purposeful growth, revitalization and redevelopment. |

Comprehensive Plan

The future parking lot/display area is proposed on a remnant piece of property that will remain upon completion of the realignment of both SE Blue Pkwy and SE 7th Terr as part of the nearby highway interchange improvements. The property remnant serves no public purpose and therefore the City has no need for it. Acquisition of the remnant by Lawn & Leisure to expand their parking lot/display area repurposes and gives utility to the remnant that would otherwise remain unused if kept by the City. Repurposing and redeveloping the remnant piece supports stated Ignite Comprehensive Plan goals and objectives to maximize the utility of land resources.

6. Analysis**Background and History**

- December 20, 1994 – The City Council approved a rezoning (Appl. #1994-043) from M-1 (now PI) to C-1 (now CP-2) for the vacant commercial building site at 702 SE Blue Pkwy by Ordinance No. 4073.
- April 15, 1997 – The City Council approved the final development plan (Appl. #1995-088) for the vacant commercial building located at 702 SE Blue Pkwy.
- June 2, 2011 – The City Council approved a preliminary development plan (Appl. #PL2011-019) and special use permit (Appl. #PL2011-020) to allow vehicle/equipment for Lawn & Leisure on property addressed 706-710 SE Blue Pkwy by Ordinance Nos. 7056 and 7057, respectively. The special use permit was issued for twenty (20) years, to expire on June 2, 2031.
- September 10, 2024 – The City Council approved a preliminary development plan (Appl. #PL2024-134) for the relocation and redevelopment of the existing QuikTrip at the northeast corner of the intersection of US 50 Hwy and North M-291 Hwy by Ordinance No. 9984. Said plan is associated with the future improvements of the US 50 Hwy/North M-291 Hwy intersection, which includes the realignment of both SE Blue Pkwy and SE 7th Terr.

Compatibility

The proposed 3' parking lot/display area setbacks along the SE Blue Pkwy and SE 7th Terr rights-of-way are compatible with existing commercial parking lot setbacks found along the US 50 Hwy corridor. Existing area parking setbacks range from zero (0) feet to twenty (20) feet. The existing Lawn & Leisure site has display pads along SE Blue Pkwy that are set back approximately 5' from the property line. Additionally, the City Council recently approved a 6' parking lot setback from SE Blue Pkwy for the adjacent QuikTrip redevelopment project.

Adverse Impacts

The proposed parking lot/display area setback reduction will not detrimentally impact the surrounding area. Existing area parking lots along the US 50 Hwy corridor range from 0' to 20', inclusive of existing display pads for Lawn & Leisure that maintain 6' setbacks along the SE Blue Pkwy frontage.

Modifications

Parking Lot Setback (UDO Section 8.620.B.1). Modification requested. **Staff supports modification request.**

- Required – minimum 20' setback from the right-of-way
- Proposed – 3' parking lot/display area setbacks along the SE Blue Pkwy and SE 7th Terr rights-of-way
- Recommended – The two areas with proposed reduced parking lot setbacks from the right-of-way are along the future realigned SE Blue Pkwy and SE 7th Terr street frontages. Both realigned streets will have an abundance of right-of-way width that provides ample separation between the parking lot/display area boundaries and the nearest public roadway travel lanes. More specifically, the parking lot/display area boundaries will maintain approximately 30' and 15' of separation to the nearest SE Blue Pkwy and SE 7th Terr travel lanes, respectively, which are comparable to existing parking lot separation distances found along the US 50 Hwy. Staff supports the modification request.

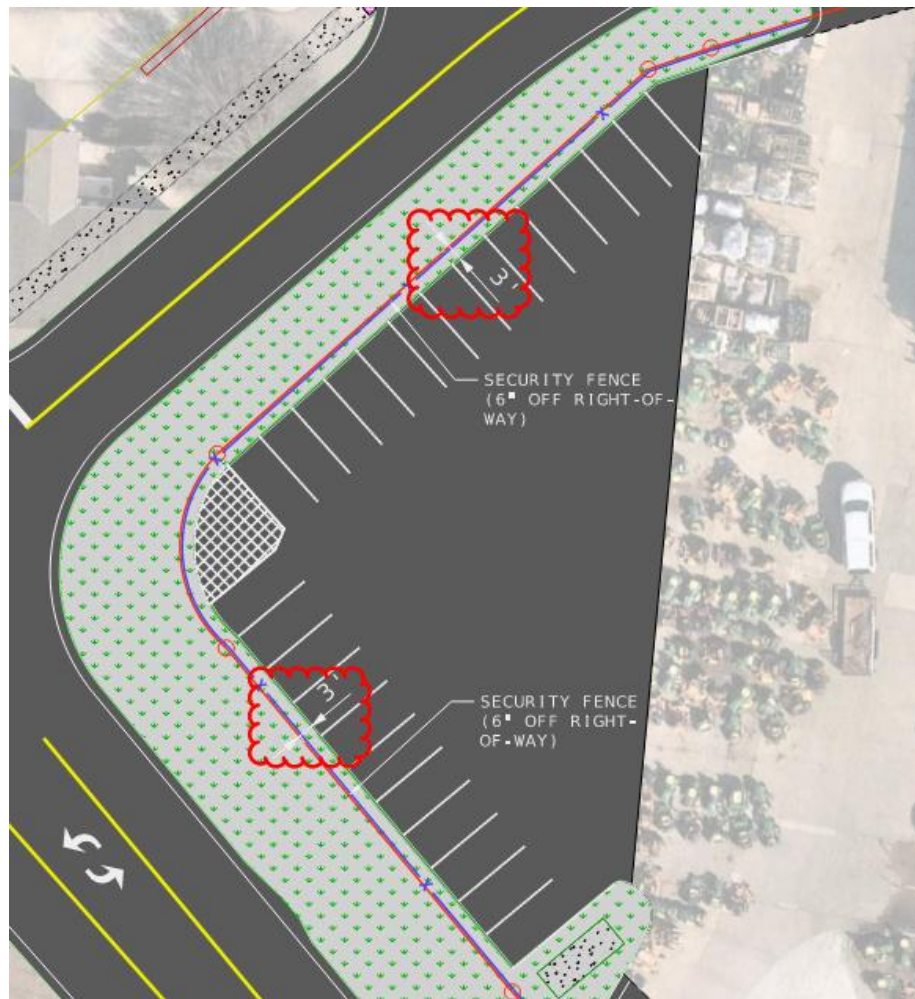


Figure 3 –Proposed reduced parking lot/display area setback areas along the future SE Blue Pkwy and SE 7th Terr road alignments.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification to the minimum 20' parking lot setback requirement from the public right-of-way shall be granted, to allow a 3' parking lot/display area setback along the SE Blue Pkwy and SE 7th Terr rights-of-way as depicted on the preliminary development plan received March 12, 2025.

Standard Conditions of Approval

2. 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.
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. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
6. IFC 506.1 – Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Gates shall have Knox padlocks.