

Streets of West Pryor
Lot 7 and Tract C
Rezoning and Preliminary
Development Plan

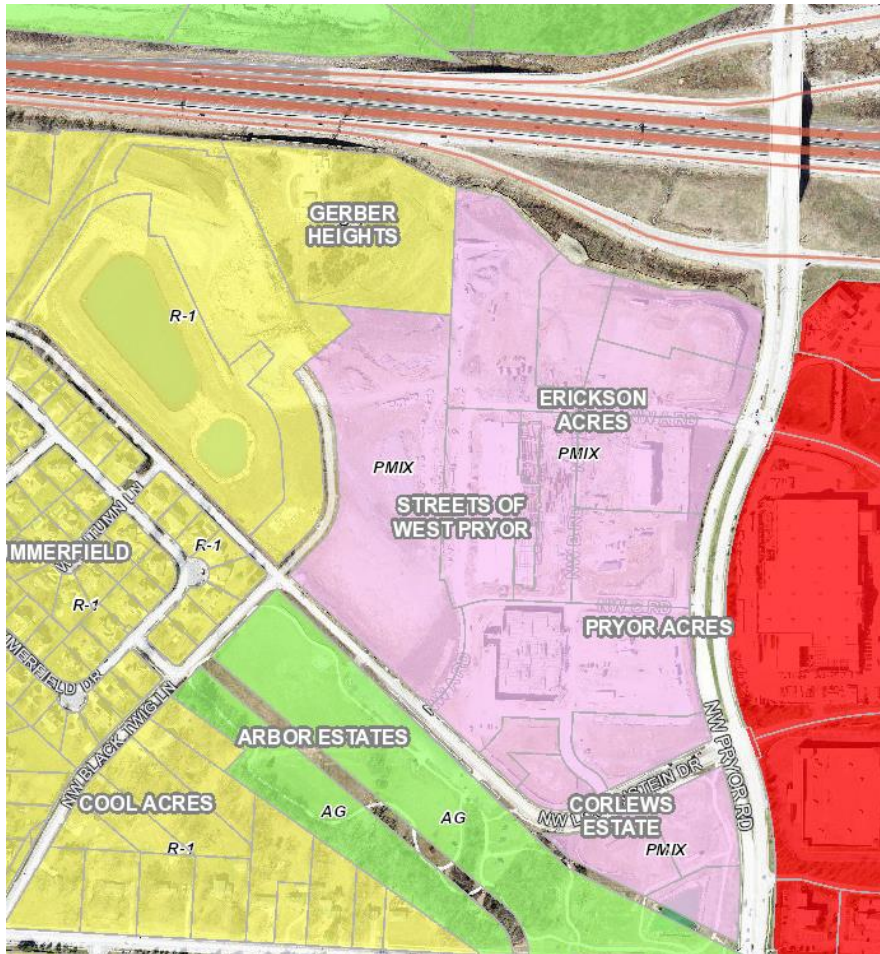
Application #PL2020-274



LEE'S SUMMIT
MISSOURI



Yours Truly



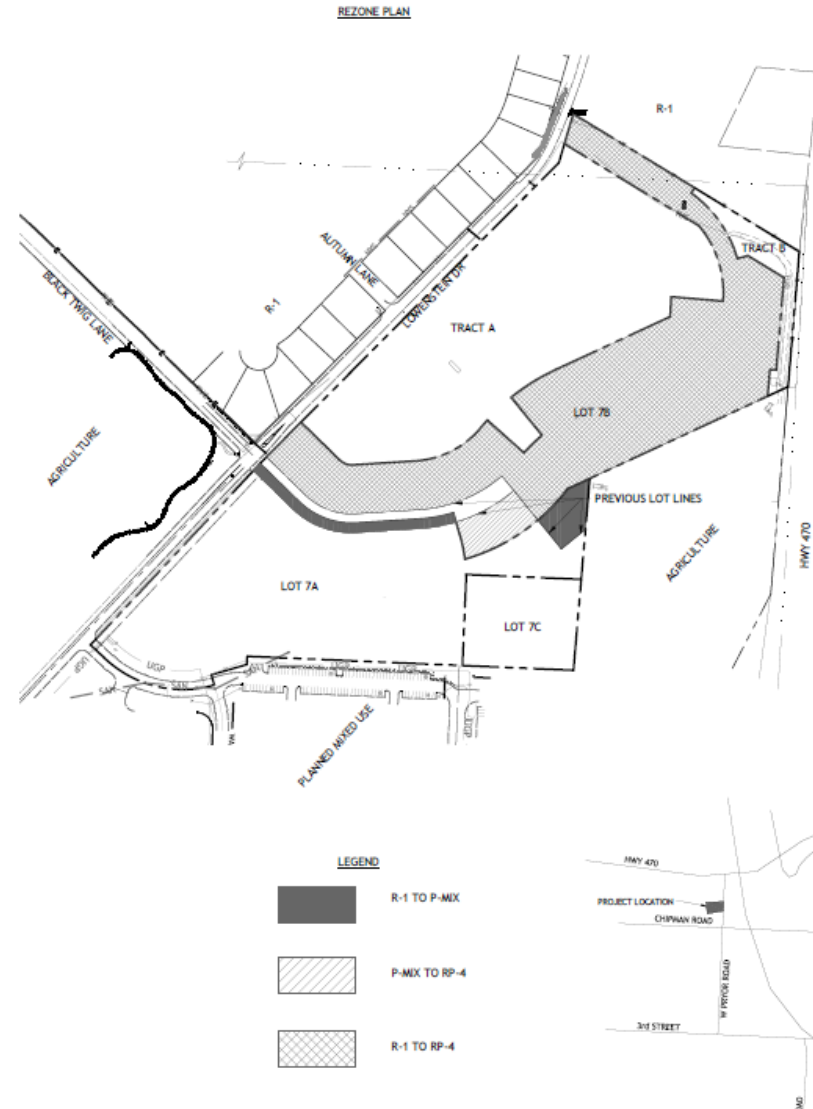
North: R-1
Telecommunication tower
site/ AG-across I-470
Hwy – Rock Reclamation
site

South: R-1- Summerfield
subdivision and AG
Lowenstein Park

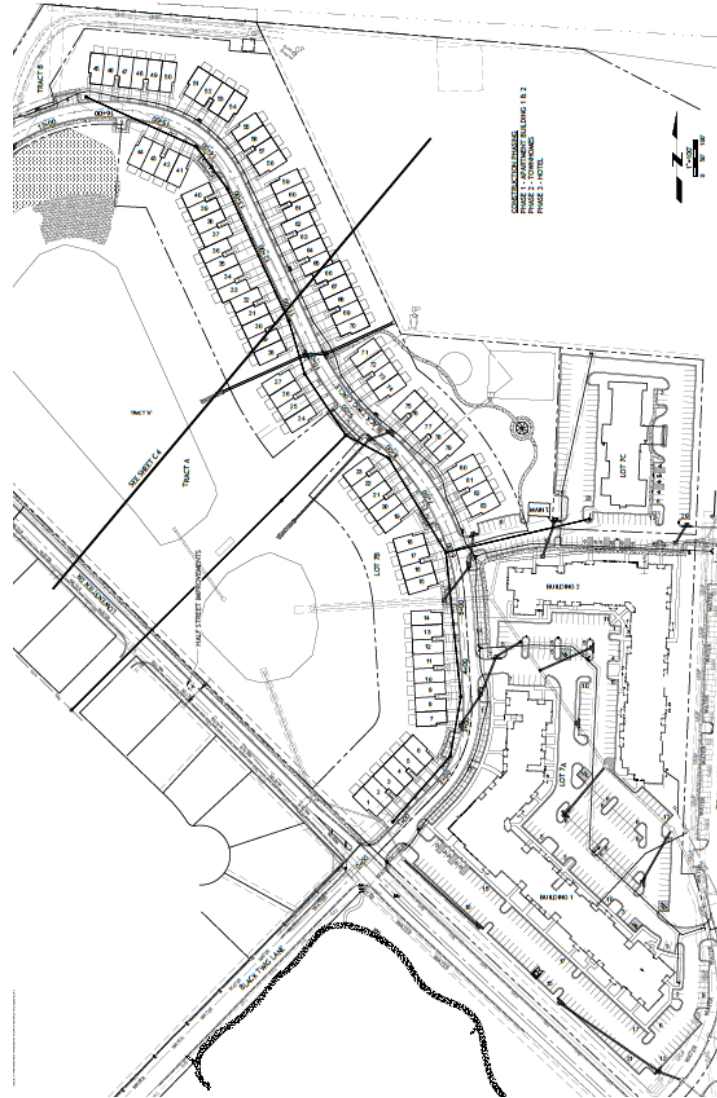
East: PMIX – Streets of
West Pryor development

West: R-1 – Retention
Ponds and Summerfield
subdivision

- Current zoning: PMIX and R-1
- Proposed zoning: R-1 to PMIX, PMIX to RP-4, R-1 to RP-4
- 20 total acres to be rezoned
- 3 Lots Proposed



- Townhomes: 83 units / 8.9 units/acres
- Apartments: Two – 3 story buildings totaling 184 units/20 units/acre
- Hotel: 3-story totaling 88 units/ 0.33 floor area ratio



Site Information

Townhomes – 83 Units



Apartments – Two, 3-story buildings – 184 units

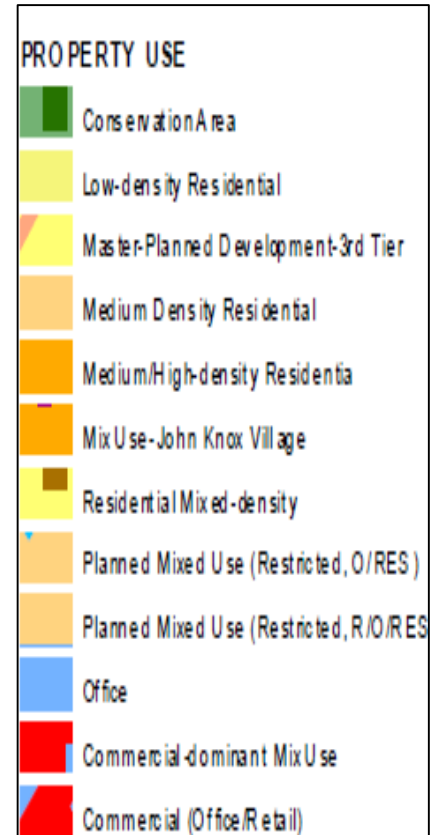
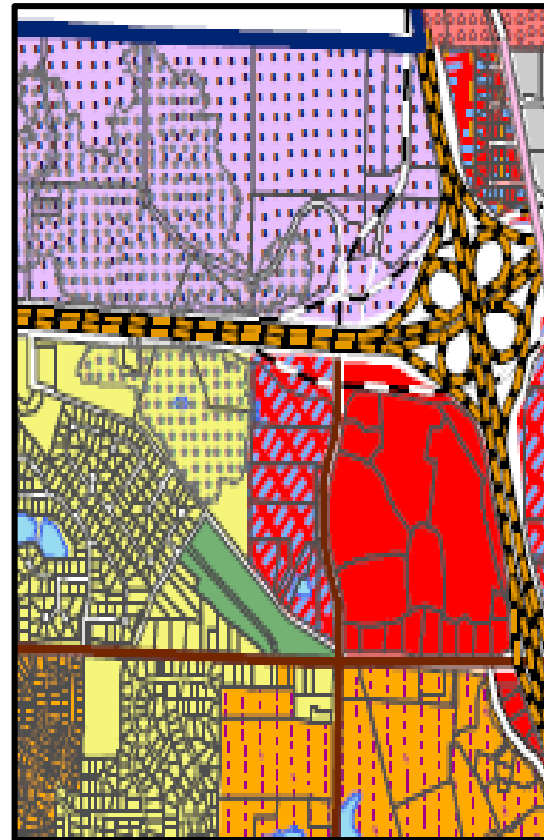


Hotel – 3-story building – 88 units



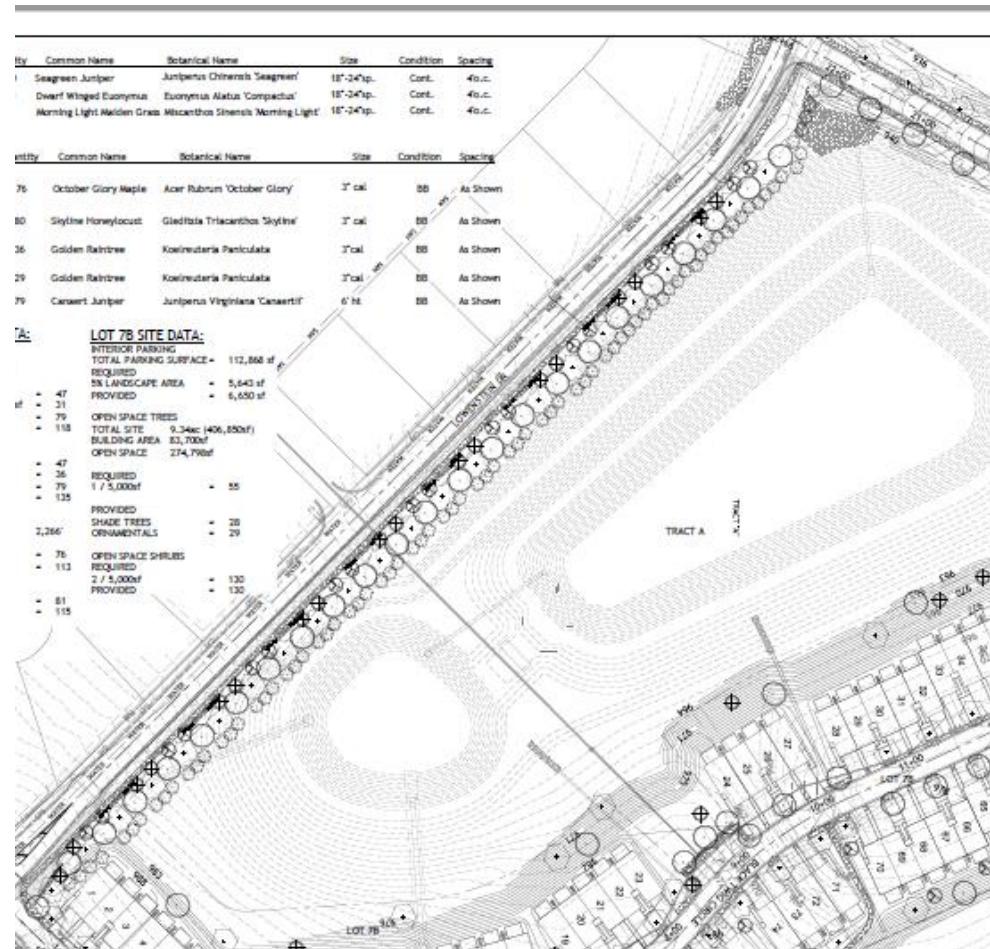
Comprehensive Plan

- Low-density residential and commercial/retail land uses
- Generally consistent with the Comp Plan
- This area has been planned as part of the Streets of West Pryor development for a mixed-use residential and commercial development



High Impact Buffer

- Required – A 100 percent opaque screen between land uses, which are dissimilar in character or zoning district.
- Proposed – A medium impact landscape buffer along the NW Lowenstein Dr. frontage of the apartment and townhome development lots.
- Recommended – Staff supports the alternate buffer accommodation and location.



Remediation of Undermined Area

- A significant portion of the proposed development application is underlain by mine space. This space was created when limestone was mined from the area between 1959 and 1981.
- The undermined area is located on both the north and south sides of I-470 and is interconnected by a series of four (4) tunnels which run beneath I-470.
- The applicant has recently contracted Geotechnology, Inc., an engineering geologist, to evaluate the condition of the mine and provide mitigation recommendations for the south side of the mine in the area of the proposed development.
- No building or site development permits shall be issued until (1) the Developer has entered into a redevelopment agreement with the City to address long-term management and liability issues associated with development over the undermined areas, (2) the final mine remediation plans and specifications have been approved pursuant to the terms and conditions of the redevelopment agreement, and (3) that the remediation work has been completed as designed and certified by an independent professional geotechnical engineer.

1. A modification shall be granted to the required high impact buffer requirement, to allow a vegetated buffer along NW Lowenstein Dr., in accordance with the medium impact buffer requirements of the UDO.
2. The Developer shall execute a mutually satisfactory development agreement (or amend the original development agreement) with the City, which addresses, at a minimum, any remaining off-site transportation improvements associated with the Streets of West Pryor Development and improvements to Lowenstein Dr. to urban standards as addressed in the City Traffic Engineer's TIA dated December 18, 2020. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.
3. No building or site development permits shall be issued until (1) the Developer has entered into a redevelopment agreement with the City to address long-term management and liability issues associated with development over the undermined areas, (2) the final mine remediation plans and specifications have been approved pursuant to the terms and conditions of the redevelopment agreement, and (3) that the remediation work has been completed as designed and certified by an independent professional geotechnical engineer.
4. Additional architectural detail shall be required for the proposed hotel to include horizontal, vertical material breaks and additional articulation for the west elevation, which will be required at the time of final development plan submittal.