

Blue Parkway Mixed Use Residential

Residential Rezoning with Preliminary Development Plan

#PL2021-282

9-23-2021



LEE'S SUMMIT
MISSOURI

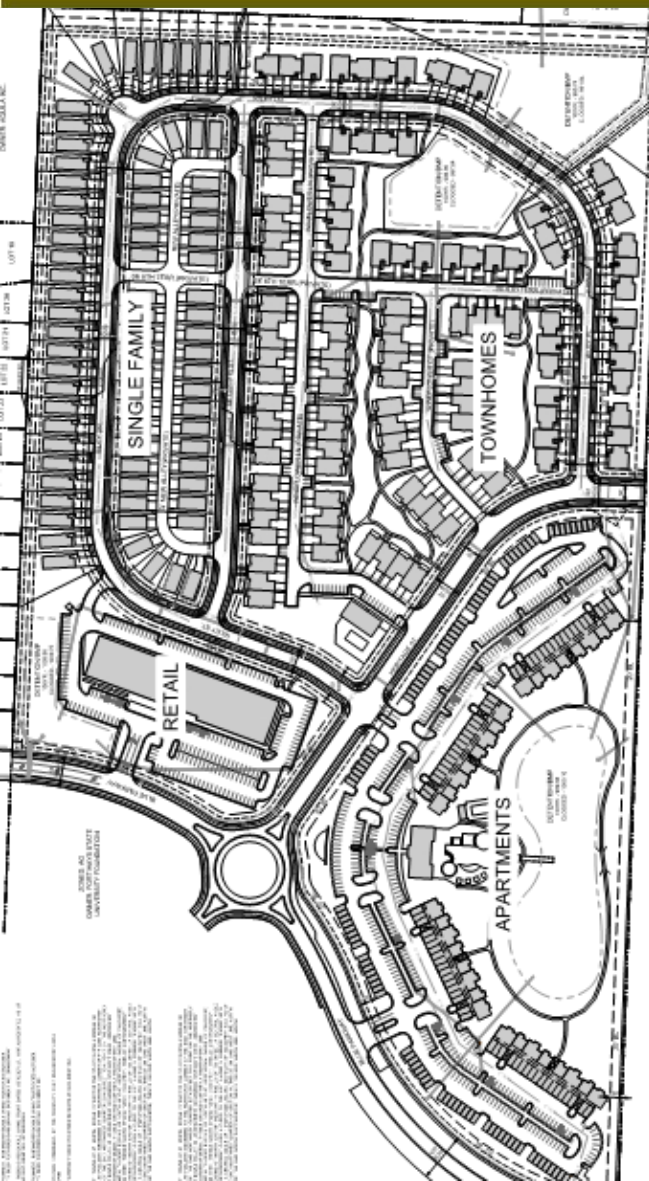
Yours Truly





LS

Zoning/Aerial Map



Zoning

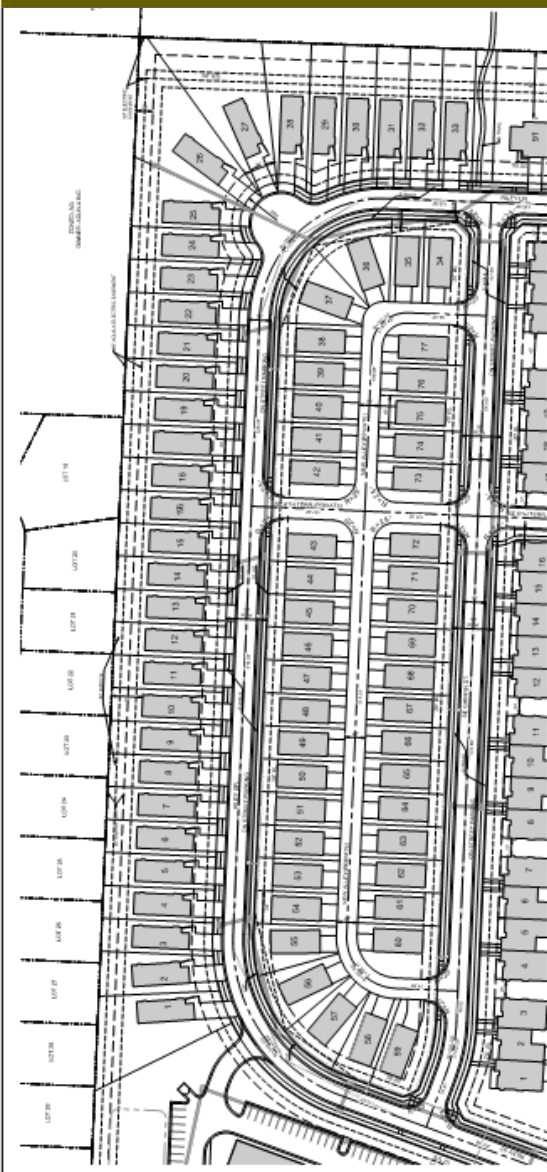
- Existing AG
- Proposed - RP-1, RP-4 & CP-2

Site area – 62.4 acres

- 12.46 acres – Single-family residences (RP-1)
- 24.55 acres– Townhome units (RP-4)
- 19.21 acres – Multi-family units (RP-4)
- 6.18 acres - CP-2 (retail/commercial)

Residential Dwelling Units – 442 units total

- 78 – Single-family residences (RP-1)
- 113– Townhome units (RP-4)
- 252 – Multi-family units + clubhouse (RP-4)



Site Data

- Existing zoning – AG
- Proposed Zoning – RP-1
- 12.46 acres - Gross site area
- 2.29 acres – ROW area

Project Data

- 78 lots
- 6.18 units per acre*
- 4,000 sf. minimum lot size*
- 40' minimum lot width*

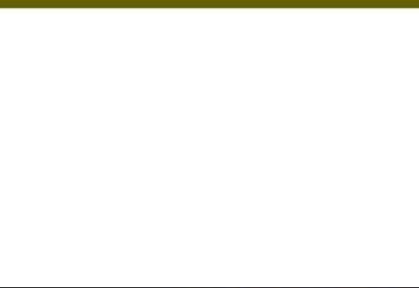
Building Setback

- 20' or 25' w/garage – Front
- 20' – Rear
- 5' - Side

Parking – 343 total

- 156 – Fully Enclosed (garages)
- 156 – Driveway spaces
- 31 – On street

* Modification requested



LS

Single-Family Elevations

Site Data

- Existing zoning – AG
- Proposed Zoning – RP-4
- 24.55 acres - Gross site area
- 2.97 acres – ROW area

Project Data

- 113 units
- 4.60 units per acre (12 units/acre UDO max.)
- 7,965 sf. lot size per unit (3,500 sf. UDO min.)

Building Setback

- 20' or 25' w/garage – Front
- 20' – Rear
- 10' - Side

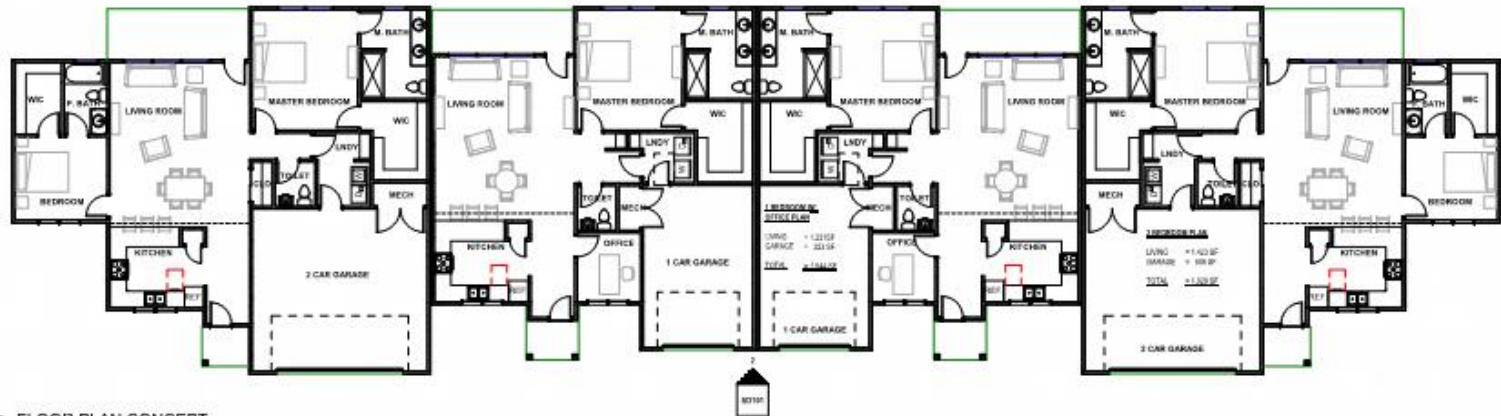
Parking – 257 total

- 199 – Fully Enclosed (113 UDO min)
- 199 – Driveway spaces
- 48 – On street
- 60 – Off street





2 FRONT ELEV
1/8" = 1'-0"



4 FLOOR PLAN CONCEPT



Townhome Elevations

Site Data

- Existing zoning – AG
- Proposed Zoning – RP-4
- 19.21 acres - Gross site area

Project Data

- 252 units
- 13.12 units per acre (12 units/acre UDO max.)*
- 3,300 sf. lot size per unit (3,500 sf. UDO min.)*

Building Setback

- 20' – Front
- 20' – Rear
- 10' – Side
- 20' – Parking lot

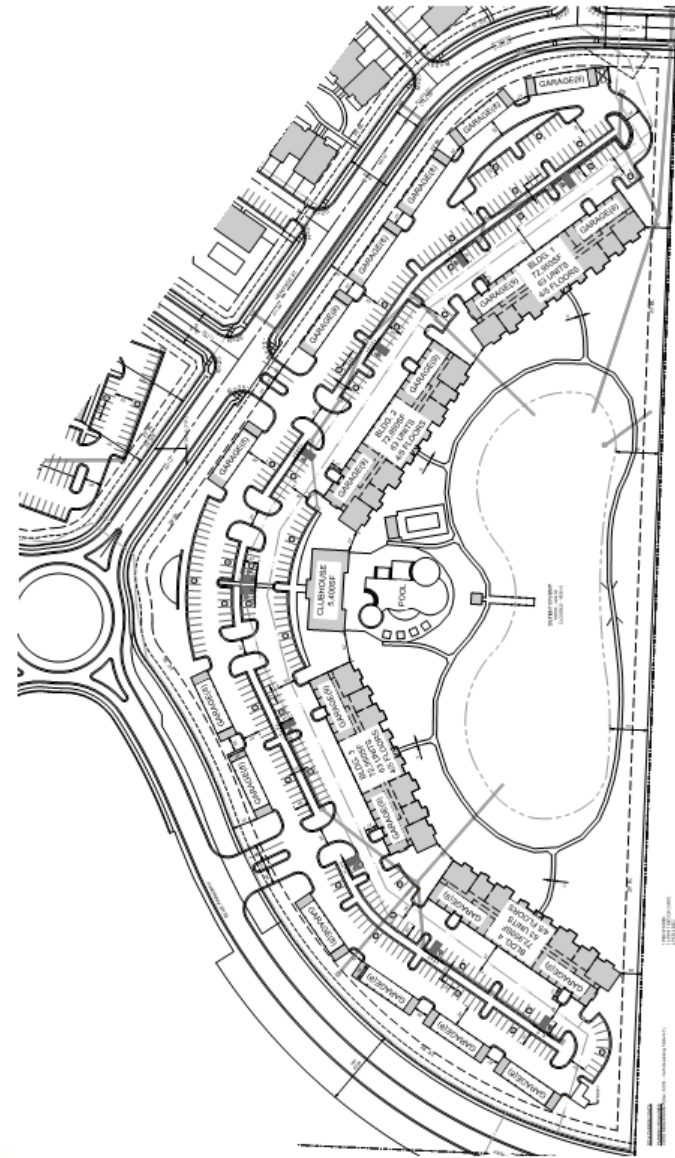
Parking – 519 total (510 req)

- 96 – Detached garages
- 351 – Parking lot
- 72 – Attached garages

Unit type

- 24 – Studio
- 132 - 1 bedroom
- 72 –2 Bedroom
- 24 – 3 Bedroom

* Modification requested





APARTMENT BUILDING
FRONT ELEVATION



APARTMENT BUILDING
RIGHT ELEVATION

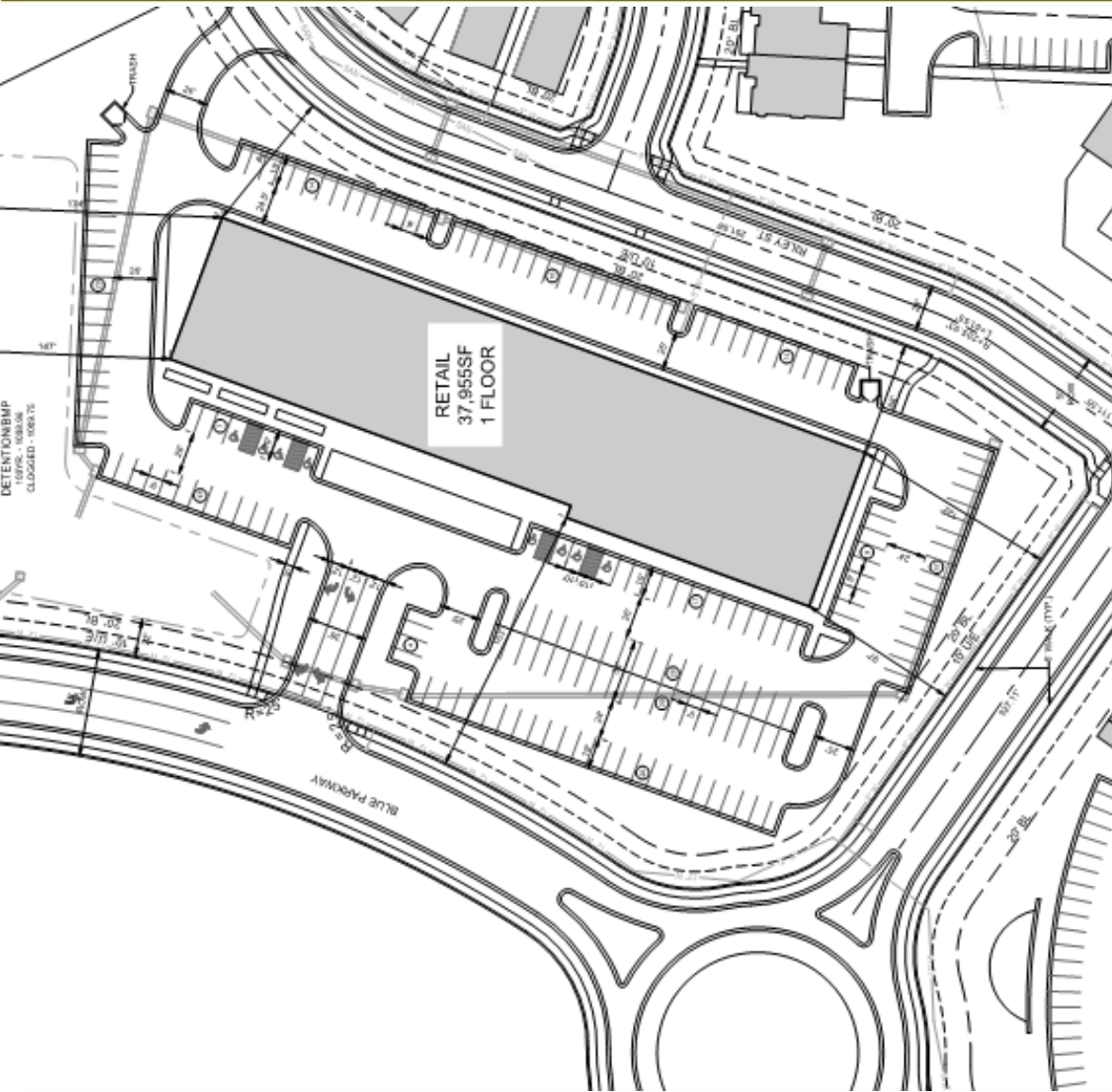


APARTMENT BUILDING
LEFT ELEVATION





Clubhouse Elevations



Site Data

- Existing zoning – AG
- Proposed Zoning – CP-2
- 6.18 acres - Gross site area

Project Data

- 0.17 FAR (0.55 max)
- 219,650 sf. lot (20,000 sf min)
- 37,955 sf. total building area

Building Setback

- 15' – Front
- 20' – Rear
- 10' – Side
- 18' – Parking lot*

Parking – 196 total (190 req)

- 186 – Standard stall
- 10 – ADA Stalls

* Modification requested



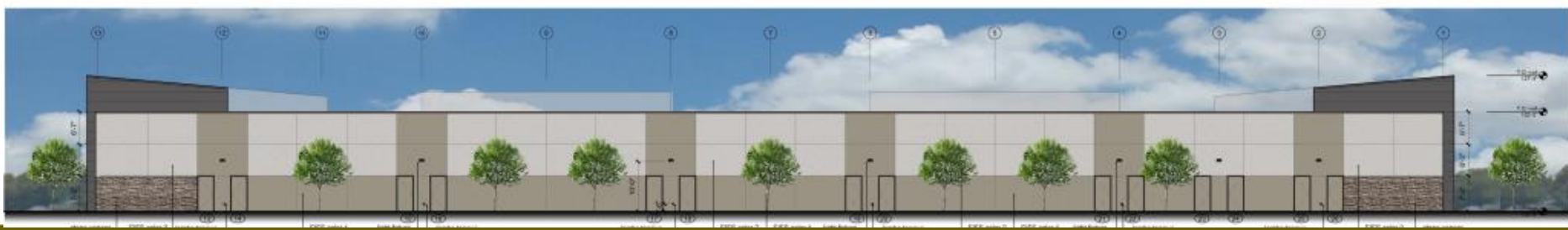
1 north elevation
scale: 3/32"=1'-0"



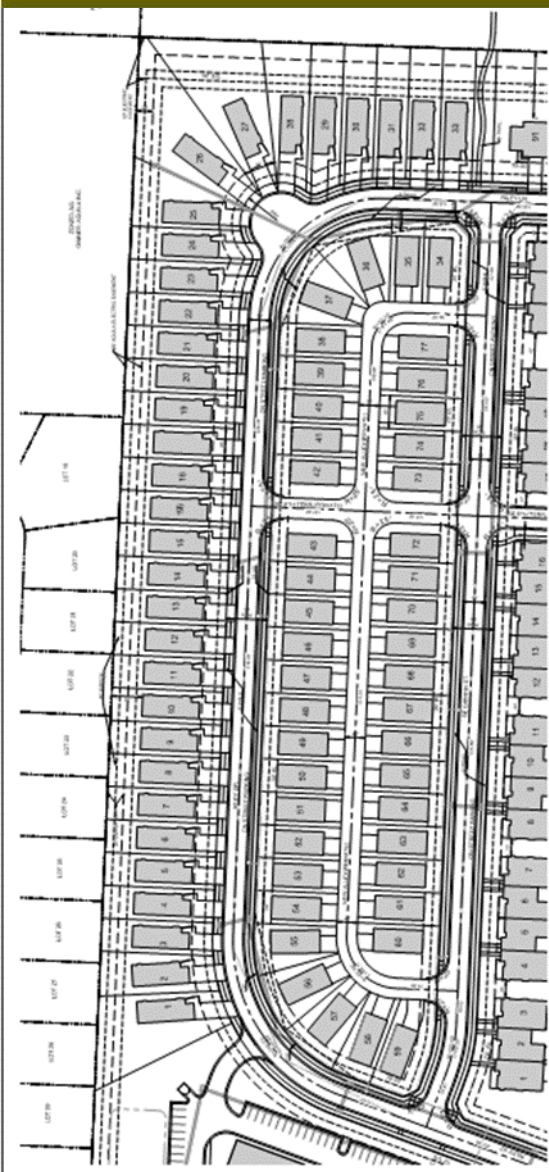
2 east elevation
scale: 3/32"=1'-0"



3 west elevation
scale: 3/32"=1'-0"



Commercial/Retail Elevations

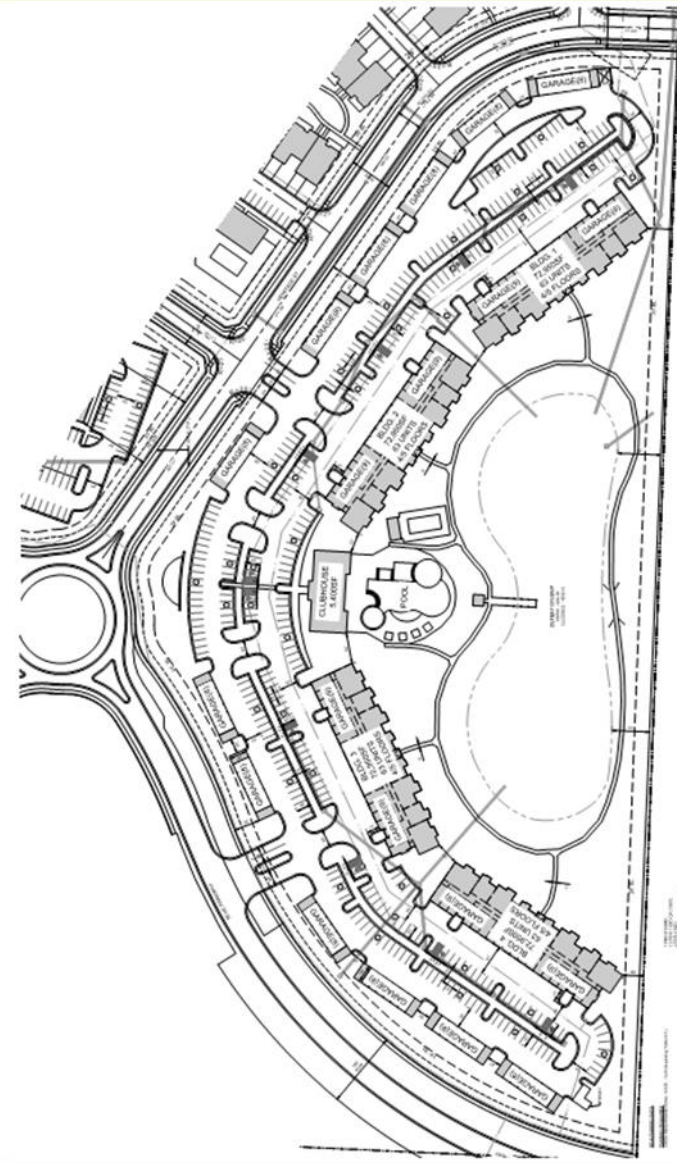


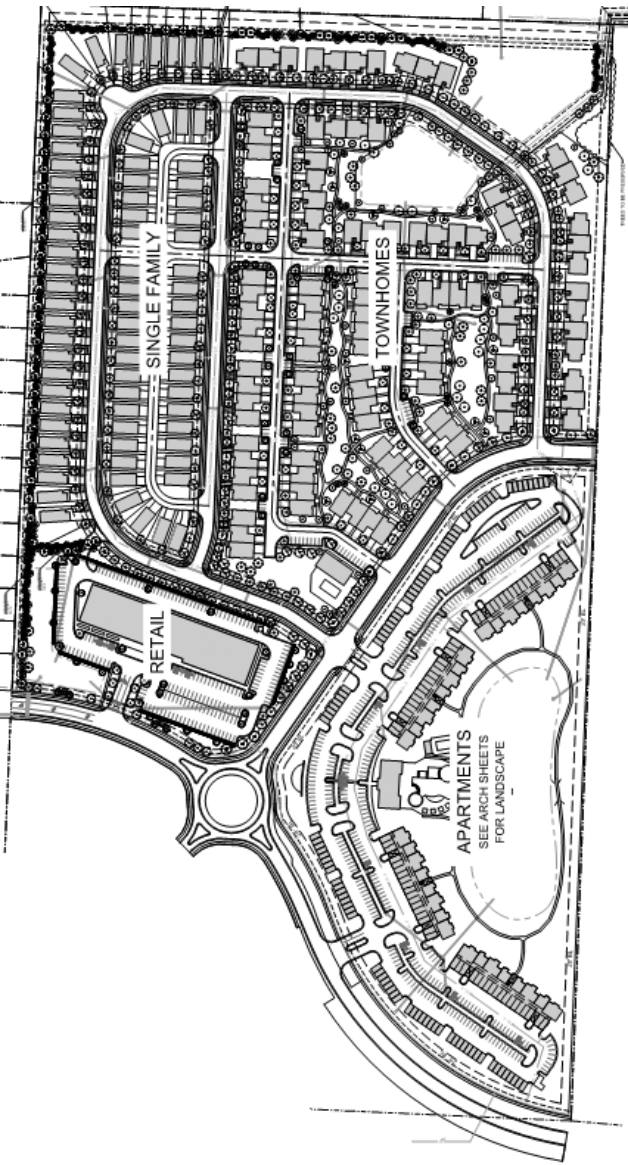
Density, Lot Width and Minimum Lot Size (RP-1 zoning district).

- Required – 4 dwelling units per acre maximum in the RP-1 district; minimum lot width of 60' for single-family homes; and minimum 6,600 sq. ft. lot size per dwelling unit
- Proposed – 6.18 dwelling units per acre; 40' lot width for single-family lots; and 4,000 sq. ft. per lot.

Density and Minimum Lot Size (RP-4 zoning district). Modifications requested

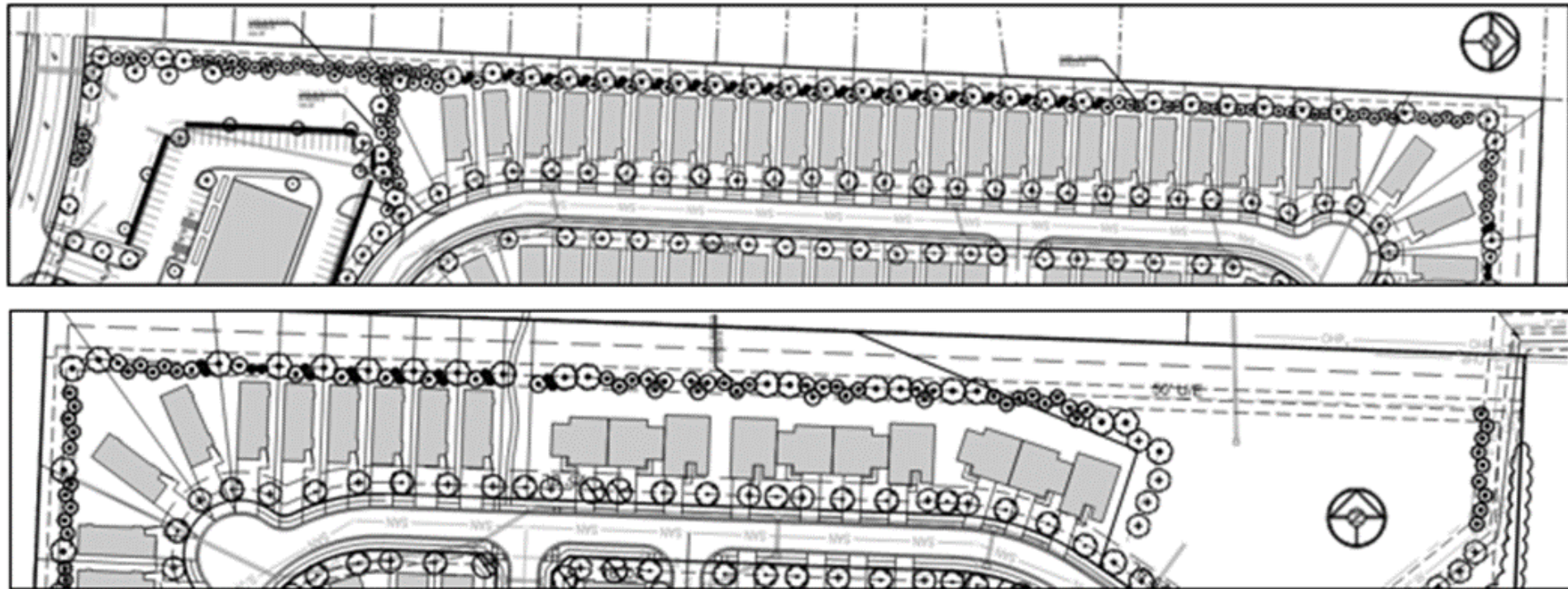
- Required – 12 dwelling units per acre maximum in the RP-4 district; and minimum 3,500 sq. ft. lot size per dwelling unit
- Proposed – 13.12 dwelling units per acre; and 3,300 sq. ft. lot size per dwelling unit





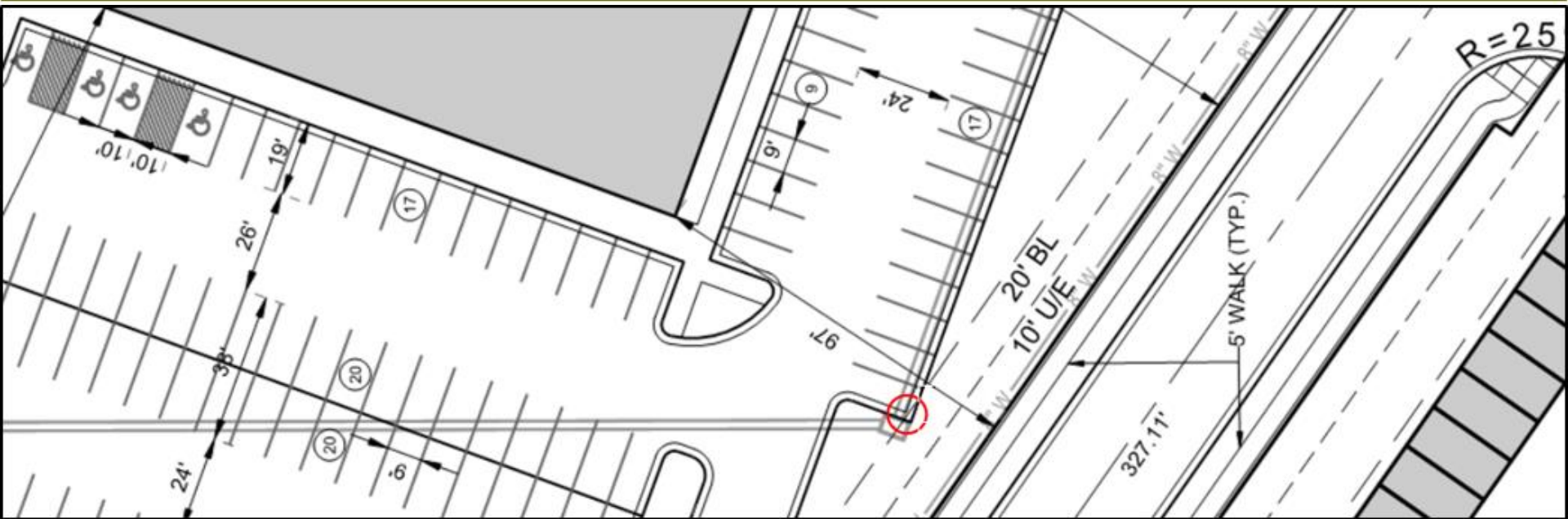
Landscaping, Caliper Size and Height. Modification requested. Staff supports the requested modifications.

- Required – Section 8.750 of the UDO requires a minimum of 3-inch caliper, measured at a point 6 inches above the ground or top of the root ball for deciduous trees, at planting; and Section 8.750 of the UDO requires a minimum height of 8 feet at planting for evergreen trees.
- Proposed – The applicant has requested two modifications to this requirement: (1) a minimum 2.5-inch caliper for shade trees; (2) a minimum 2-inch caliper for ornamental trees; and (3) a minimum height of 6' for evergreen trees.



High-impact Landscape Buffer Location. Modification requested.

- Required – The required 20'-wide high-impact landscape buffer shall be located abutting the property line.
- Proposed – The required 20'-wide high-impact buffer will be set back from the property line.

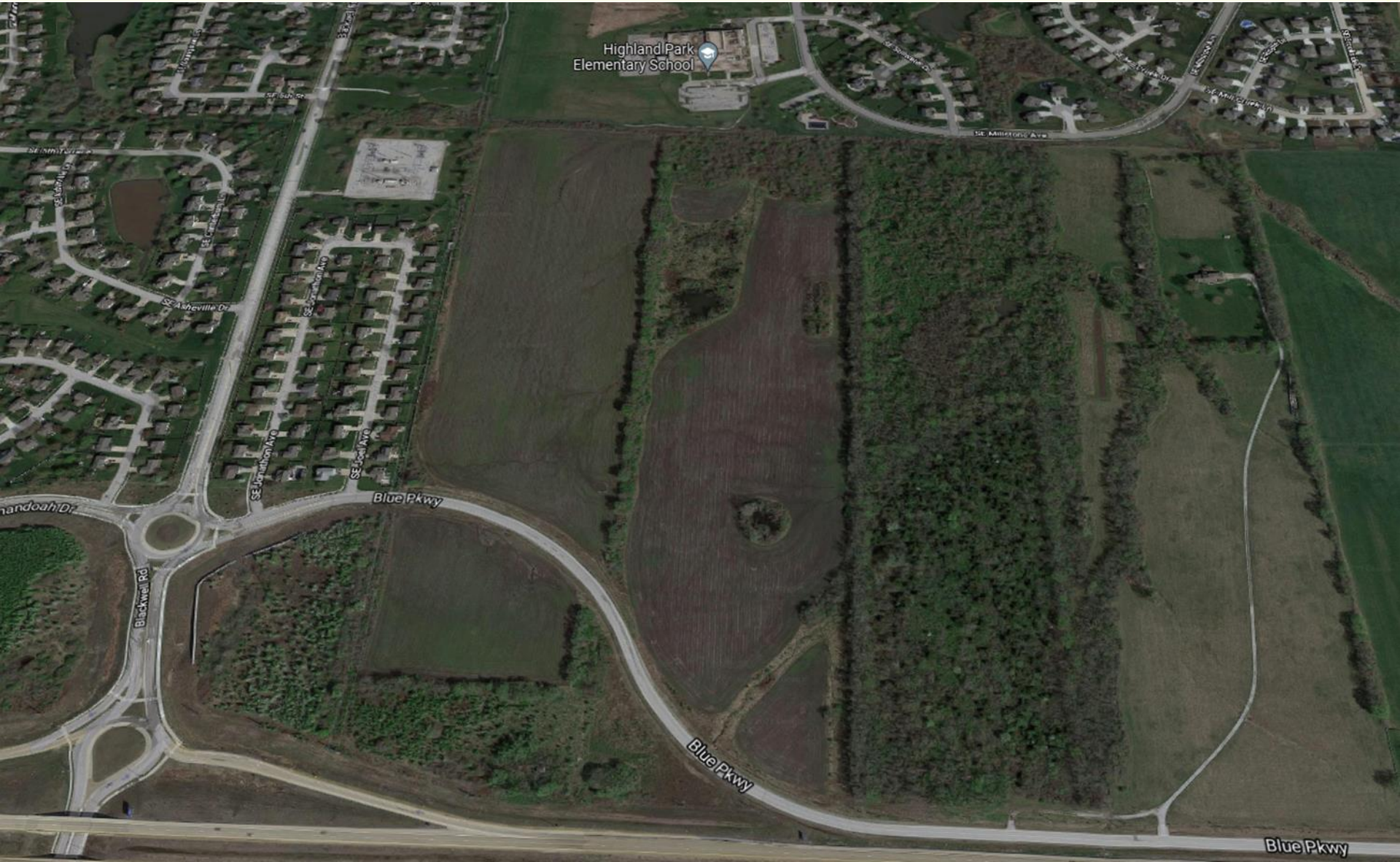


Parking lot setback. Modification requested. Staff supports the requested modification.

- Required - The UDO requires parking lots to be set back a minimum 20' from any public right-of-way.
- Proposed - The applicant proposes to reduce the required parking lot setback from 20' to 18' along the east property line adjacent to SE Heritage Street.



Comprehensive Plan



Highland Park
Elementary School



Compatibility

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 6.18 units per acre for the RP-1 district instead of 4 units per acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Width, shall be granted to allow minimum lot widths of 40' for the RP-1 district instead of 60'.
3. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum of 4,000 sf. per lot for the RP-1 district instead of 6,600 sf. per lot.
4. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 13.12 units per acre for the RP-4 district instead of 12 units to the acre.
5. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 3,300 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
6. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.5-inch caliper for shade trees instead of 3-inch.
7. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.0-inch caliper for ornamental trees instead of 3-inch.
8. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 6' tall for evergreen trees instead of 8' tall.
9. A modification of UDO Sec. 8.750 shall be granted to allow the required 20'-wide high-impact landscape buffers to be located off the property line in accordance with the submitted landscape plans dated September 2, 2021.
10. A modification shall be granted to reduce the required parking lot setback from 20' to 18' along the east property line adjacent to SE Heritage Street.
11. A stormwater waiver shall be submitted and approved for a peripheral drainage area located along the western edge of the proposed development.



Conditions of Approval

12. Development shall be in accordance with the preliminary development plan dated September 2, 2021.
13. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA) and the off-site sanitary sewer improvements. 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. All public improvements shall be substantially complete prior to any building permits being issued.
14. Due to an excessive dead-end length for the water line proposed in Phase 2, the water line may be required to be looped in Phase 2. This would also potentially require the extension of public roads and storm sewers during Phase 2. Final determination will be made during the final development plan submittal and review process.
15. Interior water lines, storm lines, and sanitary sewer lines shown within Phase 3 may be considered to be private. Final determination to be made during the final development plan submittal and review process.
16. The sanitary sewers serving Phase 2 and shown to be installed beneath unfinished road bed may require the installation of additional roads, water lines and storm sewers. Final determination will be made during the final development submittal and review process.
17. A second means of access for emergency purposes shall be installed when required by the 2018 International Fire Code. The construction and location of the access shall be approved the City of Lees Summit Fire Marshall.



Conditions of Approval