

City of Lee's Summit

Department of Planning & Codes Administration

September 23, 2016

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director *URG For RGM*

RE: **PUBLIC HEARING – Appl. #PL2016-146 – PRELIMINARY DEVELOPMENT PLAN – Village at View High Apartments, generally located at the northeast corner of SW View High Dr. and SW 3rd St.; Archview Properties, LLC, applicant**

Commentary

The applicant proposes a 21-acre apartment development composed of 312 units in 17 buildings, plus a clubhouse. The apartment buildings will consist of a combination of two-story and two/three-level split buildings some featuring garages, with a mix of one, two, and three-bedroom units. The overall amount of proposed square footage is 480,316 sq. ft., inclusive of the 8,947 sq. ft. clubhouse. Access to the development will be provided by two drives, one from Kessler Drive on the south and a drive onto Village Park Drive on the south.

The proposed buildings will have a brick veneer base and cementitious siding as the primary materials on all four sides. The color palette includes cream for the siding with rich brown trim, traditional red/brown brick colors for the veneer, and dark brown/tan composition shingles.

- 14.62 units/acre
- 750 parking spaces provided (386 surface, 170 garage (attached), 24 garage (detached), 170 drive apron (in front of garage)); 634 spaces required
- 80% maximum impervious area permitted – 53.5% proposed
- 20% minimum open space – 46.5% proposed

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the high impact buffer requirement along the northern property line, adjacent to the portion zoned R-1, to allow the existing mature tree stand to serve as the buffer. A tree preservation plan for the northern boundary, preserving the existing mature tree stand, shall be provided at the final development plan stage. Additional landscaping, as needed, shall be provided along this boundary to fill in any gaps.
2. Development shall be in accordance with the preliminary development plan dated September 16, 2016.
3. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
4. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated September 22, 2016, sanitary sewer improvements, and waterline improvements. No building permit 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 issuance of any building permit within the proposed preliminary plat except where the timing of improvements are specifically noted in the description of condition.

5. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated September 22, 2016.

Project Information

Proposed Use: apartment development

Land Area: 21.34 acres

Building Area: 480,316 sq. ft.

Total Number of Units: 312 units

Location: northeast corner of SW View High Dr. and SW 3rd Street

Zoning: R-1 (Single-Family Residential); proposed PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North: AG (Agricultural)—vacant ground and R-1 (Single-Family Residential)—single family residence

South: Currently R-1 (Single-Family Residential)—vacant ground; proposed PMIX (Planned Mixed Use)—future Village at View High commercial use

East: R-1 (Single-Family Residential)—vacant ground; proposed PMIX (Planned Mixed Use)—future Village at View High senior living

West (across SW View High Drive): Kansas City, MO property—Fred Arbanas Golf Course

Background

- July 15, 1964 – The Planning and Zoning Chairman of Jackson County Planning Commission approved the minor plat (Appl. #1964-009) for *Berbiglia Heights, Lots 2-4* and was recorded with the Jackson County Recorder's Office.
- December 31, 1964 – The majority of the subject property was annexed into the City of Lee's Summit, by Ordinance No. 812.
- June 6, 1967 – The City Council approved a rezoning from AG (Agricultural) to R-1 for the *Still Meadow Farm* residential subdivision (for the majority of the subject property), by Ordinance No. 1005 (Appl. #1967-011).
- August 29, 1972— Approximately 180 feet of the subject property, east of the View High Drive right-of-way, was annexed into the City of Lee's Summit, by Ordinance No. 1389.
- July 23, 1997 – A Minor Plat (Appl. #1997-214) for *Berbiglia Heights, Lot 5* was approved by City staff and was recorded with the Jackson County Recorder's Office.

Analysis of the Preliminary Development Plan

Village at View High Apartments. The proposed apartment development consists of 312 units in 17 buildings plus a clubhouse on 21 acres. The apartment buildings will consist of a combination of two-story and two/three-level split buildings some featuring garages, with a mix of one, two, and three-bedroom units. The overall amount of proposed square footage is 506,868 sq. ft., inclusive of the 8,947 sq. ft. clubhouse. Access to the development will be provided by two drives, one from Kessler Drive on the south and a drive onto Village Park Drive on the south.

The proposed buildings will have a brick veneer base and cementitious siding as the primary materials on all four sides. The color palette includes cream for the siding with rich brown trim, traditional red/brown brick colors for the veneer, and dark brown/tan composition shingles.

Staff finds the proposed 312-unit apartment development to be appropriate for this site as the long term plan for this area is to be a commercial dominant mixed use development. A conceptual development plan has been submitted for this property and the surrounding property to the east and south. The conceptual plan provides a framework of how this apartment development will fit into the overall development of this green site. The subject property is bordered by large lot residential to the north, future senior living facilities to the east (per proposed conceptual plan), a golf course to the west, and future commercial uses to the south (per the proposed conceptual plan).

PMIX District. The PMIX District is intended to allow greater flexibility in development standards, including density. The proposed density for this project is higher than allowed in a standard RP-4 zoning district. However, the proposed Village at View High apartments has significantly less impervious coverage than the RP-4 maximum and is in compliance with building setbacks and building separations as outlined in the RP-4 district. Staff is supportive of the proposed density. The table below compares the proposed density with that of other similar developments recently approved.

Project Name	Total Number of Units	Lot Acreage	Density
Village at View High Apartments (proposed)	312	21.34	14.62 units/acre
Residences at New Longview	309	15.5	19.9 units/acre
New Longview Apts. (AMLI)	206	8.1	25.43 units/acre
The Fairways at Lakewood	272	12.97	21.14 units/acre

High Impact Screening. Modification requested.

- Required – A one hundred percent (100%) opaque screen between land uses which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties, or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the twenty (20) foot buffer yard: (1) six foot high masonry wall or opaque vinyl fence, (2) and low impact screening shall be planted on both sides for the wall or the fence. High impact screening is required on a portion of the north property boundary where it abuts the R-1 zoning district.
- Proposed – As requested by the adjacent land owner to the north, the applicant proposes a tree preservation area along the northern boundary to preserve the existing mature tree stand (typical of what you normally see separating farm parcels). These existing trees are quite large with mature canopies. The large mature tree stand is approximately 30-feet in width with approximately 15-feet on the multifamily site and 15 feet on the neighbor's site. Additional landscaping along this property line will be provided as needed to complete a living screen between the adjacent land uses.
- Recommendation – Staff supports the modification request. The Unified Development Ordinance (UDO) promotes the conservation of existing trees. The purpose of requiring landscaping for development sites is to improve the aesthetic qualities of the City and to protect and preserve the appearance, character and value of its neighborhoods and business areas. A tree conservation plan shall be required at the final development plan

stage. Additional landscaping shall be provided, as needed, to complete the screening between the adjacent land uses.

Traffic. The proposed development will likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour. The surrounding street system has been planned and constructed to adequately accommodate the projected traffic impact of this development in consideration of the improvements listed in the access management section of the TIA report and/or recommendations of approval. A traffic study was completed by TranSystems Corp., dated July 21, 2016. The traffic study was also submitted to the City of Kansas City, MO for review and concurrence. Please refer to the Transportation Impact Analysis prepared by the City Traffic Engineer, dated September 22, 2016 for additional information.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Public Works

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 development plan. The off-site public sanitary sewer and off-site water line must be substantially complete prior to issuance of any building permits.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance).
3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
4. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the approval of the Final Development Plan/Engineering Plans.
5. 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 approval of the Final Development Plan or prior to the approval of the off-site water line improvements and the off-site sanitary sewer improvements. A certified copy shall be submitted to the City for verification.
6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Fire

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 building and life safety issues shall comply with the

2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

8. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. Accesses shall be provided and water supply provided prior to combustible construction materials being brought on site.
9. 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. Provide the required hydrant for Building 17. No hydrants are shown on Kessler or the public east/west street.
10. Fire department connections shall be approved by the fire code official. Connection shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Indicate how this will be met for Building 6.

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11. A final plat shall be reviewed, approved and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.
12. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground, measured from the bottom of the sign, at the head of the parking space.
13. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the UDO.
14. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.

RGM/jmt

Attachments:

1. Transportation Impact Analysis prepared by City Traffic Engineer, dated September 22, 2016
2. Traffic Impact Study prepared by TranSystems, dated July 22, 2016 – 40 pages
3. Preliminary Development Plan, dated September 16, 2016 (30 pages), consisting of:
 - Overall Site Plan (2 pages)
 - Dimension Plan (5 pages)
 - Grading Plan (1 page)
 - Retaining Wall Elevation Plan (1 page)
 - Utility Plan (1 page)
 - Drainage Map (1 page)
 - Standard Details (1 page)
 - Landscape Plan (2 pages)

- Site lighting specifications and Photometric Plan (3 pages)
 - Signage Plan (1 page)
 - Exterior Building Elevations (12 pages)
4. Location Map