

City of Lee's Summit

Development Services Department

September 7, 2018

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **Continued Appl. #PL2018-135 – REZONING from RP-3 to PMIX, PRELIMINARY DEVELOPMENT PLAN and CONCEPTUAL DEVELOPMENT PLAN – West Pryor, 300 NW Pryor Rd; City of Lee's Summit, applicant**

Commentary

This application is for the rezoning of 27.97 acres from RP-3 (Planned Residential Mixed Use District) to PMIX (Planned Mixed Used District) and preliminary development plan for the development of a new fire station. The plan also depicts future adjacent conceptual development to the north and east of the proposed fire station.

The new fire station will replace the existing Fire Station 3 currently located just south of this location at SW 3rd St and SW Pryor Rd. The proposed building is 16,050 sq. ft. with four (4) vehicle bays and facilities to house staffing for 24 hour EMS and fire protection services. The applicant requests a modification to the location of the required high impact landscaping buffer. Staff supports this modification.

The conceptual plan depicts a potential mix of commercial uses ranging from a bank, medical uses, offices, retail and a grocery store. A conceptual development plan does not replace a preliminary development plan, but is designed to provide additional flexibility to review developments and redevelopment projects in the early stages of the process. A conceptual development plan provides a framework for which development will occur. Approval of a conceptual development plan shall become part of the ordinance that amends the zoning ordinance. Approval of the conceptual development plan does not constitute approval of a preliminary development plan for any phase shown on the conceptual development plan. By approving the conceptual development plan, the Governing Body is preserving to itself full legislative discretion to review a preliminary development plan for each phase shown on the conceptual development plan, or for the entire property, as may be applicable.

Development approval is only sought for the fire station site as part of this application. Development of the property located within the conceptual plan area that surrounds the fire station requires preliminary development plan approval by separate application.

Recommendation

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

1. A modification shall be granted to the requirement for a high impact landscaping buffer along the west property line of the fire station site, to allow the landscaping buffer to be located off-site on the adjoining property to the west.

2. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated September 6, 2018.

Zoning and Land Use Information

Location: 300 NW Pryor Rd.

Current Zoning: RP-3 (Planned Residential Mixed Use District)

Proposed Zoning: PMIX (Planned Mixed Used District)

Surrounding zoning and use:

North: RP-3 (Planned Residential Mixed Use District) – Proposed Woodside Ridge (Appl. #PL2018-103)

South: R-1 (Single-Family Residential District) – Sterling Hills subdivision

East (across NW Pryor Rd): PMIX (Planned Mixed Use District) – John Knox Village

West: RP-3 (Planned Residential Mixed Use District) – Proposed Woodside Ridge (Appl. #PL2018-103)

Site Characteristics. The site of the proposed development is primarily vacant, unplatted property currently zoned RP-3. A portion of the subject property includes a vacant multi-family structure formally used by John Knox Village addressed as 2020 NW O'Brien Rd.

Description and Character of Surrounding Area. The properties to the north and west are zoned RP-3 and are a part of the proposed Woodside Ridge development (Appl. #PL2018-103) that is currently going through the preliminary development plan approval process. The properties to the south are zoned R-1 and are a part of the Sterling Hills residential subdivision. The PMIX-zoned John Knox Village campus is located to the east of this property across SW Pryor Rd.

Project Information

Proposed Use: fire station and commercial

Land Area: 1,218,234 total sq. ft. (27.97 acres) – preliminary development plan area + conceptual plan area

97,492 sq. ft. (2.24 acres) – preliminary development plan area only

Building Area: 16,050 sq. ft. (Fire Station 3) – preliminary development plan

10,000 sq. ft. (office #1) – conceptual

10,000 sq. ft. (office #2) – conceptual

16,000 sq. ft. (pharmacy) – conceptual

22,000 sq. ft. (retail) – conceptual

40,000 sq. ft. (grocery) – conceptual

5,000 sq. ft. (bank) – conceptual

52,400 sq. ft. (medical office #1) – conceptual

26,200 sq. ft. (medical office #2) – conceptual

181,600 total sq. ft. – conceptual

197,650 total sq. ft. – preliminary development plan area + conceptual

Number of Buildings: 1 (fire station); 8 conceptual buildings

Building Height: approximately 32 feet (fire station)
Number of Stories: 1 (fire station); 1-2 for conceptual buildings
FAR: 0.17 (fire station); 0.16 (fire station + conceptual)
% Impervious Coverage: 42% (fire station)
% Open Space: 58% (fire station)
Parking Spaces: 31 provided – 25 spaces required

Unified Development Ordinance

Applicable Section(s)	Description
4.240, 4.250, 4.260	Rezoning
4.300, 4.310, 4.320	Preliminary Development Plan
5.040	Development plan and allowable modifications
14.190	Minimum buffer/screen requirements

Comprehensive Plan

Recommended Land Use	Proposed Land Use
Mixed Use – John Knox Village	Commercial Public/Semi-public

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Economic Development	Objective 2.2 Objective 2.3
Commercial Development	Objective 4.1 Objective 4.2 Objective 4.3
Public Facilities and Services	Objective 6.5

The proposed preliminary development plan for the fire station supports the Comprehensive Plan's objective of providing adequate fire protection and emergency medical services to the area residents and businesses by replacing an older facility with a new facility that better serves the needs of the fire department and the public it serves.

The conceptual plan supports the Comprehensive Plan by laying out the framework for future commercial development along a significant section of the Pryor Rd corridor between SW 3rd St and NW Chipman Rd.

Process

Procedure: The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan and rezoning. The City Council takes final action on the preliminary development plan and rezoning.

Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four 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.

Background

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.
- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.
- February 19, 2007 – A final development plan (Appl. #2006-284 for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.

- April 18, 2007 – A minor plat (Appl. #2007-012) for *Forest Lake at Kohn Knox Village, 1st Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292.
- August 28, 2018 – The Planning Commission recommended approved of the preliminary development plan (Appl. #PI2018-103) for the Woodside Ridge residential subdivision. This application is currently before the City Council for consideration of approval.

Analysis of Rezoning

- **Comprehensive Plan.** The 2005 Lee’s Summit Comprehensive Plan shows the area as Mixed Use – John Knox Village. The proposed fire station and conceptual plan for the commercial element of the West Pryor development is a deviation from the Comprehensive Plan in that the Comprehensive Plan reflected a continuation of the John Knox Village compass on the subject 28 acres. John Knox Village has since contracted to sell this property to allow for commercial/public development not affiliated with John Knox Village. Staff believes that the proposed development is an appropriate use of the land given its location along the SW Pryor Rd corridor.
- **Surrounding Uses.** The properties to the north and west are zoned RP-3 and are a part of the proposed Woodside Ridge development (Appl. #PL2018-103). The properties to the south are zoned R-1 and are a part of the Sterling Hills residential subdivision. The PMIX zoned John Knox Village is located to the east of this property across SW Pryor Rd.

Analysis of Preliminary Development Plan

Screening- Modification requested. **Staff supports the request.**

- Required – Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 14.1 Typical buffers. Table 14.1 requires a high impact screening buffer along the west property line of the fire station adjacent to proposed Woodside Ridge development that is currently going through the preliminary development plan approval process.
- Proposed – The applicant proposes to locate the required high impact landscaping buffer on an abutting common area tract of the proposed Woodside Ridge subdivision to the west. The preliminary development plan for Woodside Ridge reflects the installation of the high impact landscape buffer on a common area tract located between the residential development and fire station site.
- Recommended – Staff believes this is a reasonable request because the proposed landscaping buffer meets all the requirements of the UDO aside from the location. The applicant’s proposal screens the differing land uses as required and meets the spirit of the ordinance. For this reason, staff supports the requested modification.

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.

Engineering

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. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

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 infrastructure permits or the start of construction (excluding land disturbance permit).
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 issuance of an infrastructure permit, building permit, or 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 issuance of a Certificate of Substantial Completion or approval of the final plat. 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.
7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
8. 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.

Planning

9. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 13 of the UDO.

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated September 6, 2018—4 pages
2. Traffic Impact Study, prepared by City of Lee's Summit, dated September 2018 – 32 pages
3. Preliminary Development Plan, date stamped, July 15, 2018 —14 pages
4. Rezoning Exhibit, date stamped, August 3, 2018 – 2 pages
5. Concept Plan, date stamped August 3, 2018 – 1 page
6. Modification Request letter, dated August 29, 2018 – 1 page
7. Location Map