


City of Lee's Summit

Development Services Department

November 11, 2016

TO: City Council
FROM: Robert G. McKay, AICP, Director 
RE: **PUBLIC HEARING – Appl. #PL2016-167 – PRELIMINARY DEVELOPMENT PLAN – New Longview Commercial Phase II, approximately 13 acres located at the southeast corner of SW Fascination Dr. and SW Longview Blvd.; Box Real Estate Development, applicant**

Commentary

This preliminary development plan is for New Longview Commercial Phase II, a mixed use development located at the southeast corner of SW Fascination Dr. and SW Longview Blvd. The development is comprised of six (6) lots on approximately 13 acres. Access to the development will be provided by five (5) drives, two (2) from Longview Blvd. on the west, two (2) from SW Fascination Drive to the north, and one (1) drive from SW Kessler Drive on the east.

The proposed uses include a luxury theater, restaurants, medical/office, office/retail, and age-restricted multifamily apartments and townhomes. The commercial buildings range from one (1) to three (3) stories and total approximately 124,500 square feet. The residential portion is comprised of seven (7) 2-story townhome buildings and two (2) 4-story apartment buildings, with a total of 172 units.

The applicant proposes a material palette for the building exteriors that includes: brick, stucco, stone, limestone panels, glass store fronts, aluminum window systems, metal panels, E.I.F.S, masonry, and painted concrete.

The preliminary development plan is envisioned to be developed in two general phases. The apartment/townhome development and theater are proposed as the first phase. The remaining phase will consist of the restaurant, medical/office, and office/retail.

- 124,500 sq. ft. of commercial space
- 172 residential dwelling units
- 25.4 units/acre
- 981 spaces required; 854 parking spaces provided (shared parking model proposed)

Recommendation

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

1. Development shall be in accordance with the preliminary development plan dated October 4, 2016 and November 1, 2016.
2. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
3. 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, **November 2, 2016 (date added by Planning Commission)**, 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 development plan, except where the timing of improvements are specifically noted in the description of condition.

4. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated November 2, 2016.
5. An agreement shall be executed between the City and developer that addresses ownership, permitted uses, maintenance responsibilities and assignments of easements, right-of-ways and adjacent property pertaining to on-street parking, parking lanes along SW Longview Blvd., right-of-way encroachments, private tracts within right-of-way and potential right-of-way vacation.
6. **The apartments and townhomes shall be an age-restricted "55 or older" development (80% of the occupied units must be occupied by at least one person who is 55 or older) as defined by The Department of Housing and Urban Development. (Added by staff)**

Project Information

Proposed Use: age-restricted apartments and townhomes, office/retail, office/medical, restaurants, and theater

Land Area:

- 1.16 acres (50,529 square feet)—Lot 1
- 0.68 acres (29,620 square feet)—Lot 2
- 1.50 acres (65,340 square feet)—Lot 3
- 1.26 acres (54,885 square feet)—Lot 4
- 1.80 acres (78,408 square feet)—Lot 5
- 6.76 acres (294,465 square feet)—Lot 6
- 13.16 acres (573,249 square feet)—Total**

Building Area Commercial:

- 20,000 sq. ft. – 2-story medical/office (Lot 1)
- 9,000 sq. ft. – 1-story medical/office (Lot 2)
- 28,000 sq. ft. – theater (Lot 3)
- 8,000 sq. ft. (+1,500 sq. ft. roof) – restaurant (Lot 4)
- 5,500 sq. ft. – 1-story office (Lot 4)
- 52,500 sq. ft. – 3-story office (Lot 5)
- 124,500 sq. ft. – Total**

Building Area Residential:

- Apartment H: 84,000 sq. ft. – 4-story age-restricted apartments (Lot 6)
- Apartment G: 67,200 sq. ft. – 4-story age-restricted apartments (Lot 6)
- Townhomes: 151,200 sq. ft. – 7 2-story age-restricted townhomes (Lot 6)
- 302,400 sq. ft. – Total**

Total Number of Residential Units: 172 units

Location: southeast corner of SW Fascination Dr. and SW Longview Blvd.

Zoning: PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North (across SW Fascination Drive): PMIX (Planned Mixed Use District) – *New Longview Commercial District*; commercial uses and vacant ground

South (across SW Kessler Drive): PMIX (Planned Mixed Use District) – *Kessler Ridge*; single-family residential subdivision

East (across SW Kessler Drive): PMIX (Planned Mixed Use District) – unplatted vacant ground and a detention pond

West (across SW Longview Drive): PMIX (Planned Mixed Use District) – *Tower Park Commercial Park*; apartments

Background

- October 3, 2002 – The City Council approved the rezoning (Appl. #2002-031) from AG, RP-1, RP-2, RP-3 and CP-2 to PMIX and the Conceptual Plan (Appl. #2002-032) for New Longview by Ordinance No. 5407.
- October 3, 2002 – The City Council approved the New Longview Preliminary Development Plan for the Arterial Traffic Network (Appl. #2002-081) by Ordinance No. 5408.
- September 4, 2003 – The City Council approved the preliminary development plan (Appl. #2003-062) for New Longview Tower Park, by Ordinance No. 5591.
- August 21, 2007 – The City Council approved the preliminary development plan (Appl. #2007-226) for New Longview Commercial Phase I, by Ordinance No. 6454.

New Longview Conceptual Plan

In 2002, a conceptual plan was approved by City Council as the basis for which to request rezoning of approximately 266 acres for the development of New Longview. This plan has served as a guide for development in the New Longview area. An updated New Longview Conceptual Plan was provided and presented to City Council on July 9, 2015. The updated conceptual plan showed the subject property as a mixed use development consisting of commercial, office, and multi-family residential. The proposed uses are consistent with the updated conceptual plan.

Analysis of the Preliminary Development Plan

New Longview Commercial Phase II. This preliminary development plan is for New Longview Commercial Phase II, a mixed use development located at the southeast corner of SW Fascination Dr. and SW Longview Blvd. The development is comprised of six (6) lots on approximately 13 acres. Access to the development will be provided by five (5) drives, two (2) from Longview Blvd. on the west, two (2) from SW Fascination Drive to the north, and one (1) drive from SW Kessler Drive on the East.

The proposed uses include a luxury theater, restaurants, medical/office, office/retail, and age-restricted multifamily apartments and townhomes. The commercial buildings range from one (1) to three (3) stories and total approximately 124,500 square feet. The residential portion is comprised of seven (7) 2-story townhome buildings and two (2) 4-story apartment buildings, with a total of 172 units.

Staff finds the proposed commercial and multi-family development to be appropriate for this site as the long term plan for this area is to be a commercial dominant mixed use development. The subject property is bordered by commercial and future commercial development to the north, residential to the south, vacant ground to the east, and an apartment development to the west.

Four-Sided Architecture.

- The medical/office and office/retail consists of 1- and 2-story buildings totaling 34,500 sq. ft.. The building materials include aluminum glass storefronts, brick with accents of a tower element, metal and painted cement board.
- The restaurant is a 1-story, 8,000 sq.ft. building with rooftop dining area, featuring aluminum storefronts, glass overhead doors, with accents of painted concrete panels, brick, and metal.
- The luxury theater is a 1-story, 28,000 sq. ft. Art Deco themed building with tilt-up panels with an E.I.F.S covering painted a dark grey. The building has many design elements such as an art deco pattern cast in concret panel and a signage element extending vertically which is backlit to provide a subtle glow. Other accents include brick, tile, cast reveals, and E.I.F.S banding.
- The large office building is a 3-story, 52,500 sq. ft. building designed to recreate the look of a 1930's office building. It features large arched aluminum windows, limestone panels, glass curtain walls, and aged brick.
- The apartment buildings consist of two (2) 4-story buildings totaling 151,200 sq. ft. The building materials include brick, stucco, stone, with accents of architectural shingles and heavy timber pillars.
- The townhome buildings consist of seven (7) 4-unit buildings with front entry garages. The building materials are primarily stucco, stone, and shake siding.
- The parking deck elevation includes faux limestone, brick veneer panels and framed concrete cut-outs to offset the walls.

PMIX District. The PMIX District is intended to allow greater flexibility in development standards, including density. The proposed residential density for this project is higher than allowed in a standard RP-4 zoning district. However, the proposed age-restricted apartments and townhomes will be located within the New Longview area which has long been envisioned as a new urbanism development, which encourages higher densities. Staff is supportive of the proposed density. The table below compares the proposed density with that of other similar developments recently proposed and/or approved.

Project Name	Total Number of Units	Lot Acreage	Density
New Longview Commercial Phase Two, multi-family (proposed)	172	6.8	25.4
Village at View High Apartments	312	21.3	14.6 units/acre
New Longview Luxury Apartments	206	8.1	25.4 units/acre
Residences at New Longview	309	15.5	19.9 units/acre
Manor Homes of Arborwalk	280	20.4	13.7 units/acre
New Longview Apts. (AMLI)	206	8.1	25.4 units/acre

Parking. Alternate Parking Plan proposed.

The applicant proposes a shared parking strategy for the overall parking needs of the New Longview Commercial Phase II development. Shared parking allows parking to be shared among different buildings and facilities in an area to take advantage of different peak periods. The proposed parking for this development will utilize a combination of on-street parking (along SW Fascination, SW Longview Blvd., and SW Kessler Dr.), surface parking and covered garage parking. Parking is proposed to be completed in phases. Phase 1 parking will take into account the apartments, townhomes, and theater. Phase 2 parking will consist of the medical/office, office/retail, and restaurant uses.

PHASE 1	UDO REQUIRED	PROVIDED
Commercial	148 parking spaces	219 parking spaces
Multifamily	344 parking spaces	301 parking spaces
TOTAL	492 parking spaces	520 parking spaces
FULL BUILD-OUT	UDO REQUIRED	PROVIDED
Commercial	637 parking spaces	553 parking spaces
Multi-family	344 parking spaces	301 parking spaces
TOTAL	981 parking spaces	854 parking spaces

Staff recommends approval of the shared parking plan. The concept of shared parking is well known in current planning practices, particularly in growing urban communities. Shared parking takes advantage of the fact that most parking spaces are only used part time by a particular motorist or group, and many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles. A shared parking strategy seems well suited for the New Longview mixed use development area.

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 Olsson and Associates, dated September 2016. Please refer to the Transportation Impact Analysis prepared by the City Traffic Engineer, dated November 2, 2016 for additional information.

Livable Streets. The proposed preliminary development plan includes all Livable Streets elements identified in the City’s adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, shared-use path, network connectivity, landscaping, and accessibility.

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 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 prior to any land disturbance activities on the site.
5. 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.
6. The existing storm sewer within a public easement is shown to be re-located and re-configured. The easement must be vacated to the extent necessary for the re-location of the storm sewer.

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 emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
8. 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.
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. Hydrant coverage is needed for H Building, Lot 5, Lot 6 and the east side of the parking garage.
10. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Planning

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.
15. All proposed exterior lighting shall meet Article 7 of the UDO.
16. A vacation of right-of-way application (for those areas needing to be vacated), shall be submitted, reviewed, approved, and recorded with Jackson County Recorder of Deeds prior to the issuance of a building permit.
17. A vacation of easement application (for those areas needing to be vacated), will need to be submitted, reviewed, approved, and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.
18. All curbing and paving shall meet Article 12 of the UDO.

RGM/jmt

Attachments:

1. Transportation Impact Analysis prepared by Michael K. Park, PE, PTOE, dated November 2, 2016 – 4 pages
2. Traffic Study submitted by Olsson Associates, dated September 2016 – 36 pages
3. Preliminary Development Plan, dated November 1, 2016 and October 4, 2016 (17 pages), consisting of:
 - Site Plan – 2 pages
 - Shared Parking Model – 1 page
 - Grading Plan – 1 page
 - Phase 1 Layout Plan – 1 page
 - Existing Conditions – 1 page
 - Utility Plan – 1 page
 - Preliminary Plat – 1 page
 - Detail Sheet – 2 pages
 - Landscape Plan – 1 page
 - Sight Distance Sheets – 4 pages
 - Elevations – 6 pages
4. New Longview Concept Plan 2015 – 1 page
5. Location Map