



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-089 – COMPREHENSIVE PLAN AMENDMENT
Applicant	Engineering Solutions, LLC
Property Address	3501 NE Akin Blvd and 3520 NE Ralph Powell Rd
Planning Commission Date	May 12, 2022
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: February 22, 2022
Neighborhood meeting conducted: April 7, 2022
Newspaper notification published on: April 23, 2022
Radius notices mailed to properties within 300 feet on: April 20, 2022
Site posted notice on: April 22, 2022

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Attachments

Comprehensive Plan Amendment Exhibit, dated April 12, 2022 – 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC
Applicant's Representative	Matt Schlicht, P.E.
Property Owner	CRCP Investments LLC.
Location of Property	3501 NE Akin Blvd and 3520 NE Ralph Powell Rd
Size of Property	±4.62 Acres (201,322.96 sq. ft.)
Existing Zoning	CP-2 (Planned Community Commercial District)
Proposed Zoning	RP-4 (Planned Apartment Residential District)
Comprehensive Plan Designation (existing)	Office
Comprehensive Plan Designation (proposed)	Residential 3 (Higher Intensity)
Procedure	Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance. The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.

Current Land Use
The subject site is approximately 4.62 acres in size and is comprised of two vacant, undeveloped lots.

Description of Applicant's Request
The applicant proposes to amend the 2021 Ignite Comprehensive Plan land use designation from Office to Residential 3 to allow for the construction of a proposed apartment development totaling 120 dwelling units on 4.62 acres.

2. Land Use

Description and Character of Surrounding Area
The subject site is bordered by RP-4 zoned multi-family residential across NE Akin Blvd to the west. The properties to the north and east are zoned CP-2 and have been development as Chapel Ridge Business Park, consisting largely of professional and medical office uses. South of the subject site is the previously approved RP-4 zoned first phase of the Chapel Ridge Apartments.

Adjacent Land Uses and Zoning

North (across)	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
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NE Morgan Dr.):	
South (across NE Custer Dr):	RP-4 (Planned Apartment Residential District) – Previously approved first phase of the Chapel Ridge Apartments
East:	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
West (across NE Akin Blvd):	RP-4 (Planned Apartment Residential District) – The Fairways at Lakewood

Site Characteristics
The northern half of the overall project site generally slopes from the north to the south. The south half of the property slopes primarily southeast to northeast. The subject site is relatively devoid of trees and is covered with grass. Public infrastructure (roads, storm, water & sewer) currently exist adjacent to the property boundaries.

Special Considerations
N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement

Unified Development Ordinance (UDO)

The associated proposed apartment development requires a rezoning from CP-2 to RP-4 in order to comply with zoning district development standards. If the associated development is approved, the subject comprehensive plan amendment changing the land use designation from Commercial to Residential 3 brings the property’s land use designation into alignment with the zoning.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	<p>Goal 3.2.A: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Increase the mix of affordable housing.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1; 20% Residential Category 2; and 15% Residential Category 3.</p>
Land Use & Community Design	<p>Goal: Promote sustainable land use to meet the needs of the future.</p> <p>Objective: Plan for purposeful growth, revitalization and redevelopment.</p>

Comprehensive Plan

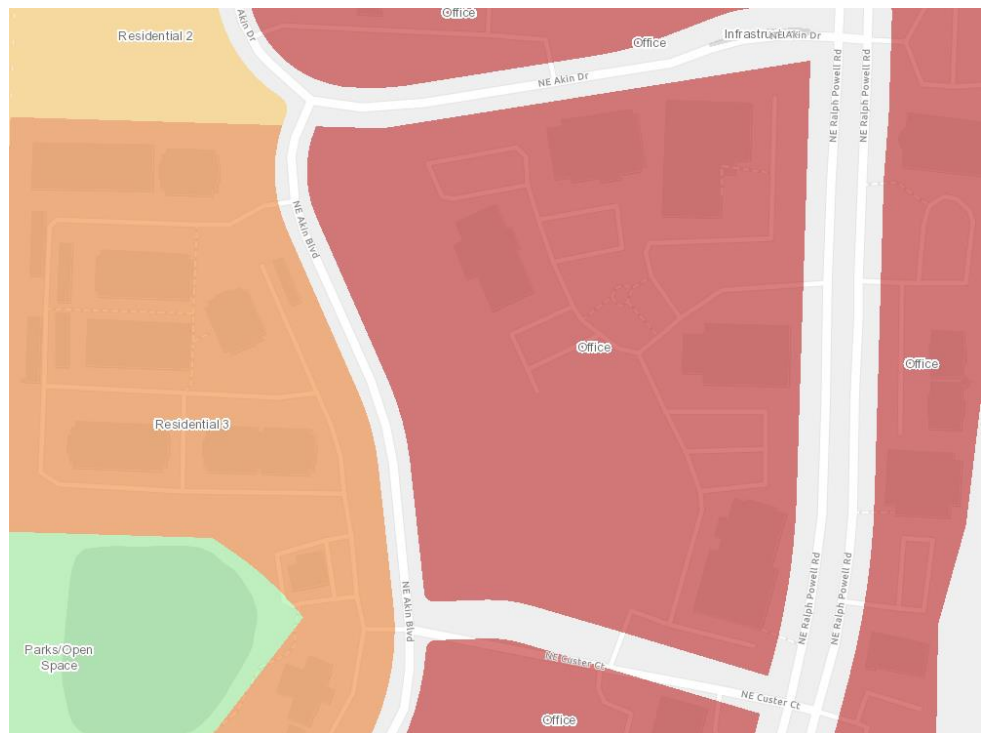
The 2021 Ignite Comprehensive Plan land use map identifies the subject site as Office. The applicant proposes to build a 120-unit multi-family apartment development (#PL2022-088) on the subject site. To accommodate the proposed development, the applicant requests the Planning Commission grant an amendment to the land use map to identify the subject site as Residential Category 3.

Residential Category 3 is established to accommodate multi-family residential housing ranging from mid-rise mixed use to apartment. The Location / Compatibility section of the Future Land Use Category table recommends that the physical layout of a development in this category should aim to ‘node’ or ‘center’ the development around an intersection of an arterial or collector street. By positioning the proposed development adjacent to an existing multi-family development and along NE Akin Boulevard, the applicant meets the intent of this objective.

The Ignite Comprehensive Plan further establishes the goal of creating and maintaining a variety of housing options, styles and price ranges. A policy recommendation of the adopted plan recommends allowing developments that increase density and the availability of housing options. The proposed development is in harmony with this goal.

The existing Office land use designation is not the best suited land use designation for the properties as they are second tier properties removed from the commercial collector. Their location is such that that they are not the highly visible location many commercial businesses are looking for when developing property.

For the reasoning stated above, should the requested amendment to land use designation be granted, staff finds the proposed Residential 3 to be substantially consistent with the adopted plan and achieve the specified goals and objectives of the Ignite Comprehensive Plan.



5. Analysis

Background and History

- May 4, 2006 – City Council approved a change in zoning classification from AG and CP-2 to CP-2 and RP-4 on land located south of Woods Chapel Road and approved a preliminary development plan for Chapel Ridge West (Appl. #2006-022 & Appl. #2006-023), by Ordinance No. 6181.

- April 8, 2004 – The City Council approved the final plat entitled *Chapel Ridge Business Park, Lots 1-D Thru 1-H* (Appl. #2004-011) by Ordinance No. 5724.
- November 9, 2006 – The City Council approved the final plat entitled *Chapel Ridge Business Park, Lots 19-22 and Tracts L & M* (Appl. #2006-179) by Ordinance No. 6295.
- May 20, 2021 – The Planning Commission adopted the 2021 Lee’s Summit Ignite Comprehensive Plan (Appl. #PL2021-001) by Resolution No. 2021-01.

Compatibility

Should the Planning Commission grant the requested Comprehensive Plan Amendment, the requested land use designation will be consistent with the associated PDP (#PL2022-088) and the existing land use designation adjacent to the western and southern boundaries of subject property.

Adverse Impacts

The proposed comprehensive plan amendment will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property.

Recommendation

For the reasoning stated above, staff finds the proposed Residential 3 land use category designation to be substantially consistent with the adopted plan and furthers the specified goals and objectives of the Ignite Comprehensive Plan.

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Approval of the subject Comprehensive Plan Amendment shall be contingent upon City Council approval of Application #PL2022-088 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments - Lot 19, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd.