



LEE'S SUMMIT MISSOURI

MEMO:

February 11, 2019

Re: Application # PL2018-079– Rezoning and Preliminary Development Plan for “Artisan Point”

To: Mayor and City Council

On January 15, 2019 the applicants for the proposed project submitted revised plans in response to the amendment of the Lee’s Summit 2005 Comprehensive Plan adopted by the Planning Commission on January 10, 2019. Changes to the revised plan include the complete removal of the proposed second phase of the original plan. With the elimination of the second phase, the number of proposed units was reduced from 584 to 282. Additionally, the proposed new site plan eliminates the need for a modification to the landscaping requirements.

Background

- October 25, 2018 – The Planning Commission held a public hearing and continued the subject application for Artisan Point until the Comprehensive Plan Land Use Map could be updated.
- January 10, 2019 – The Planning Commission held a public hearing and adopted an amendment to the Lee’s Summit 2005 Comprehensive Plan assigning recommended land use categories to the areas of the City that were previously unassigned.
- January 24, 2019 – The Planning Commission held a public hearing and recommended approval of the subject application for Artisan Point Apartments.

Recommendation

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

1. A modification shall be granted to the maximum density requirement in the RP-4 zoning district of 12 units per acre, to allow 16.32 units per acre.
2. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated January 17, 2019.

Project Information

	Updated Project Information	Original Project Information
Proposed Use	Apartment Complex	Apartment Complex
Land Area	752,570.76 sq. ft. (17.28 acres)*	1,540,325 sq. ft. (35.36 acres)
Building Area	308,867 sq. ft. total	624,701 total sq. ft.
# of Buildings	26 total	51 total
Dwelling Units	282 units	584 units
Building Height	Approx. 41’ 3” feet (3 story units) Approx. 30’ feet (2 story units) Approx. 27’ 1” feet (clubhouse)	Approx. 41’ 3” feet (3 story units) Approx. 30’ feet (2 story units) Approx. 27’ 1” feet (clubhouse)



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Number of Stories	1-3	1-3
Density	16.32 units per acre*	17.00 units per acre
% Impervious Coverage	35%	34%
% Open Space	65%	66%
Parking Spaces	587 provided – 564 required 499 Open parking spaces <u>88 Garage parking spaces</u> 587 Total parking spaces	1,200 spaces provided – 1,168 required 499 Open parking space <u>88 Garage parking spaces</u> 587 Total phase 1 parking spaces 549 Open parking spaces 64 Garage parking spaces 613 Total phase 2 parking spaces

*Updated total land area and density attributed to corrected ROW boundaries

Comprehensive Plan

Recommended Land Use	Proposed Land Use
Medium/High-density Residential	Medium/High-density Residential

On January 10, 2019 the Planning Commission adopted an amendment to the Lee's Summit 2005 Comprehensive Plan assigning recommended land use categories to the areas of the City that were previously unassigned. The Comprehensive Plan as amended identifies the proposed project site area as Medium/High-density Residential. The proposed project, as submitted on January 15, 2019, complies fully with the amended Comprehensive Plan.

Sanitary Sewer Analysis

The applicant's initial preliminary development plan application included a preliminary sanitary sewer analysis report and a preliminary public sanitary sewer alignment that was reviewed and commented on by City staff. The initial conclusions of the preliminary analysis and proposed alignment indicated that an adequate sanitary sewer system could be designed and constructed, but that more detailed design information would be required in order to confirm. A final sanitary sewer analysis report shall be submitted, and accepted, by the City prior to any final designs being initiated. Various outstanding issues were identified that need to be addressed. These included the following:



1. A standalone capacity analysis study that included background information, methodology, existing



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conditions, proposed conditions with the new development, ultimate development conditions for the entire watershed contributing to the sewer main being studied, conclusions, and required improvements.

2. Proposed ultimate drainage areas.
3. Ultimate flow loading at proper locations.
4. Adequate easement widths located appropriately to avoid conflicts with fences or other utilities.
5. Map for area used for west route (existing conditions).
6. Spreadsheet showing manhole and pipeline information with flow and capacity information.

Since the time of the initial submittal, the applicant has submitted a revised sanitary sewer alignment, but did not submit any profiles of the sewer or a revised sewer analysis. Some of the concerns with the revised alignment include the following:

1. Connection to a segment of existing sewer line, further upstream, that has a flatter slope and may not have capacity.
2. Connection to a segment of existing sewer line that was not included in the original sewer study.
3. It is unclear if the off-site sewer alignment is feasible based on physical constraints (connection to existing 24-inch sewer line, crossing of existing dual 60-inch storm pipes, crossing of existing triple 42 inch storm pipes, and a possible conflict with an existing waterline).
4. Maximum depths of cover being exceeded.
5. Less than minimum slopes on the proposed sewers.
6. It is likely that easements will be required from the Mill Creek at Summit Mill HOA.

It is possible that the original alignment of the off-site sanitary sewer across Tract F-1, Mill Creek of Summit Mill, 5th Plat, may be required due to feasibility issues related to slope, depth of cover, sanitary sewer capacity and off-site easements that may be required for the most recently proposed alignment.

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



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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 approval of any engineering plans or Final Development Plan. A certified copy shall be submitted to the City for verification.
6. Private parking lots shall follow the Unified Development Ordinance for pavement thickness and base requirements.
7. 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.
8. All ADA sidewalk ramps shall be constructed by the developer at the time the streets are constructed.
9. 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.
10. The proposed off-site alignment of the sanitary sewer may not be feasible based on the receiving sewer capacity and slope at the connection point.
11. A revised sanitary sewer study for the new alignment shown in the Preliminary Development Plan is required to show there is sufficient capacity in the sanitary sewer line.
12. Depth of cover for the new alignment of the off-site sanitary sewer appears to exceed the maximum depth of cover.
13. It is possible that the original alignment of the off-site sanitary sewer across Tract F-1, Mill Creek of Summit Mill 5th Plat, may be required due to feasibility issues related to slope, depth of cover, sanitary sewer capacity, and additional off-site sanitary sewer easements that may be required for this new alignment.

Planning

14. 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 9 of the UDO.
15. All ground mounted mechanical equipment must comply with the requirements of Article 8 of the UDO.
16. All exterior lighting fixtures must comply with the requirements of Article 8 of the UDO.
17. All trash enclosures must comply with the requirements of Article 8 of the UDO.
18. Parking lot lighting must comply with the requirements of Article 8 of the UDO.
19. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 7.340.

Fire



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20. 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.
21. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
22. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
23. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
24. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Action required: Provide setbacks as required.
25. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
26. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Attachments:

1. Preliminary Development Plan, date stamped, January 15, 2019 — 49 pages
2. Transportation Impact Analysis, January 17, 2019 – 2 pages