

Discovery Park – Zone 1 Rezoning and Preliminary Development Plan

File #PL2023-011

July 11, 2023



LEE'S SUMMIT
MISSOURI

Yours Truly



FIGURE 5

Master Plan

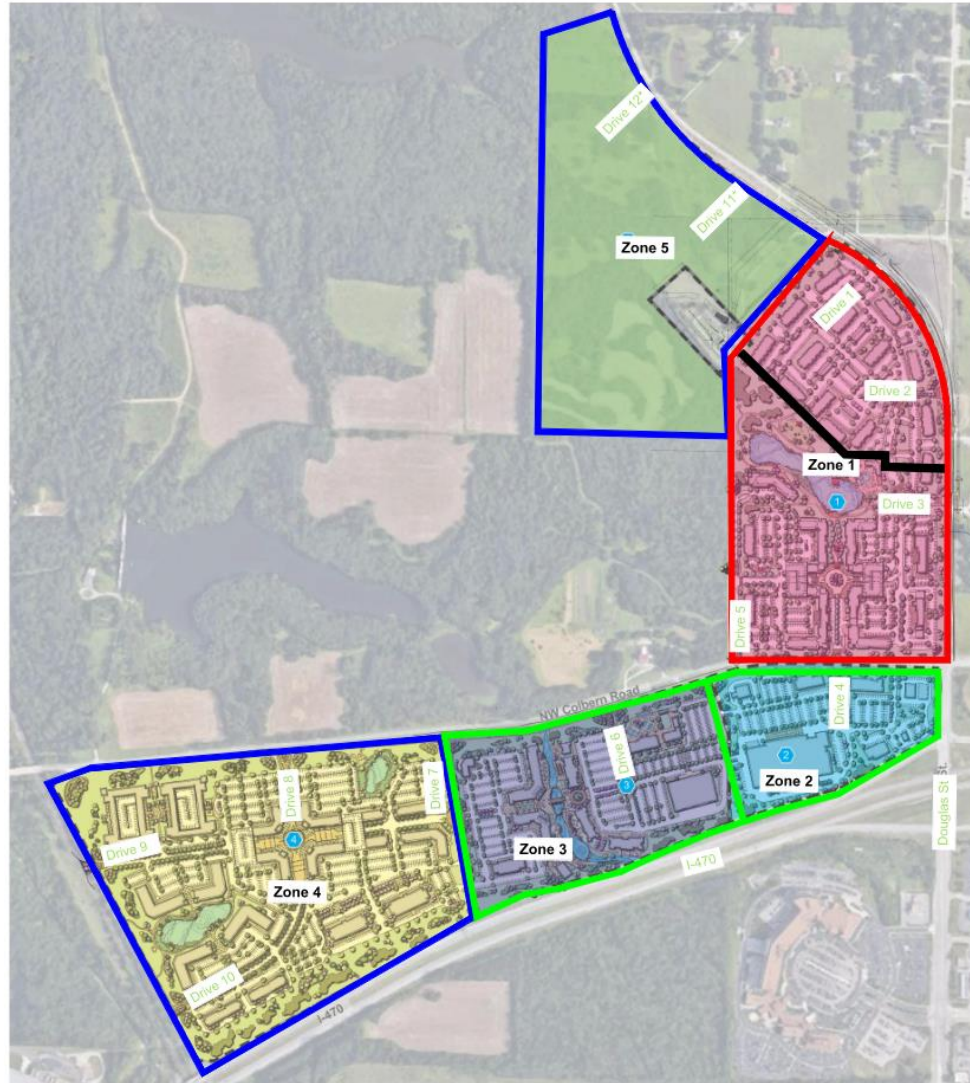
Discovery Park TIS
Lee's Summit, MO



LEGEND

- Phase 1 Development
- Phase 2 Development
- Phase 3 Development

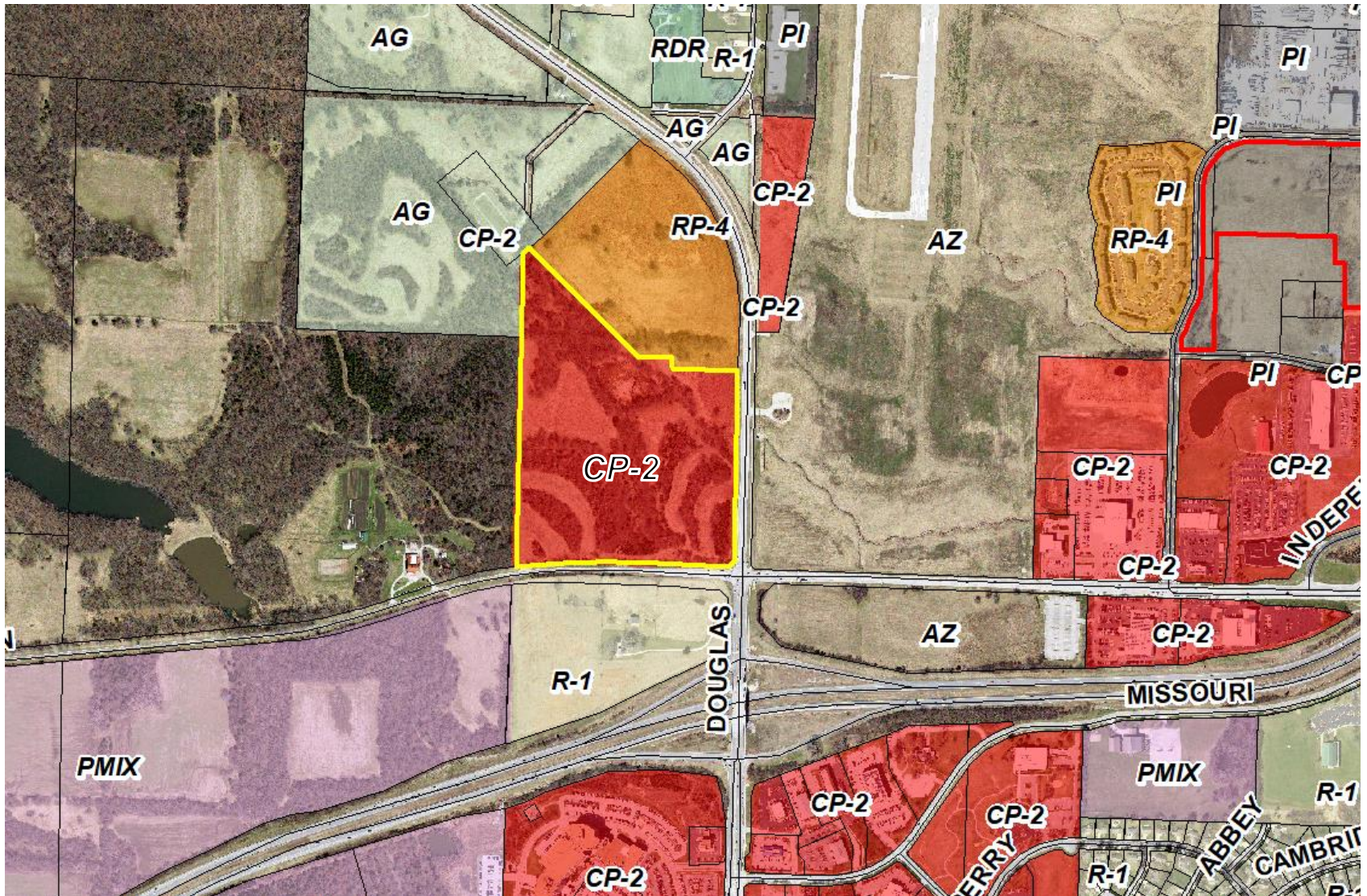
* General Location, access not defined



- ~270 total acres
- Zone 1



Master Plan



LS

Aerial and Zoning Map

Acres – 39.42

Existing Zoning – CP-2

Proposed Zoning – PMIX

Number of Lots – 13 + 2
common area tracts

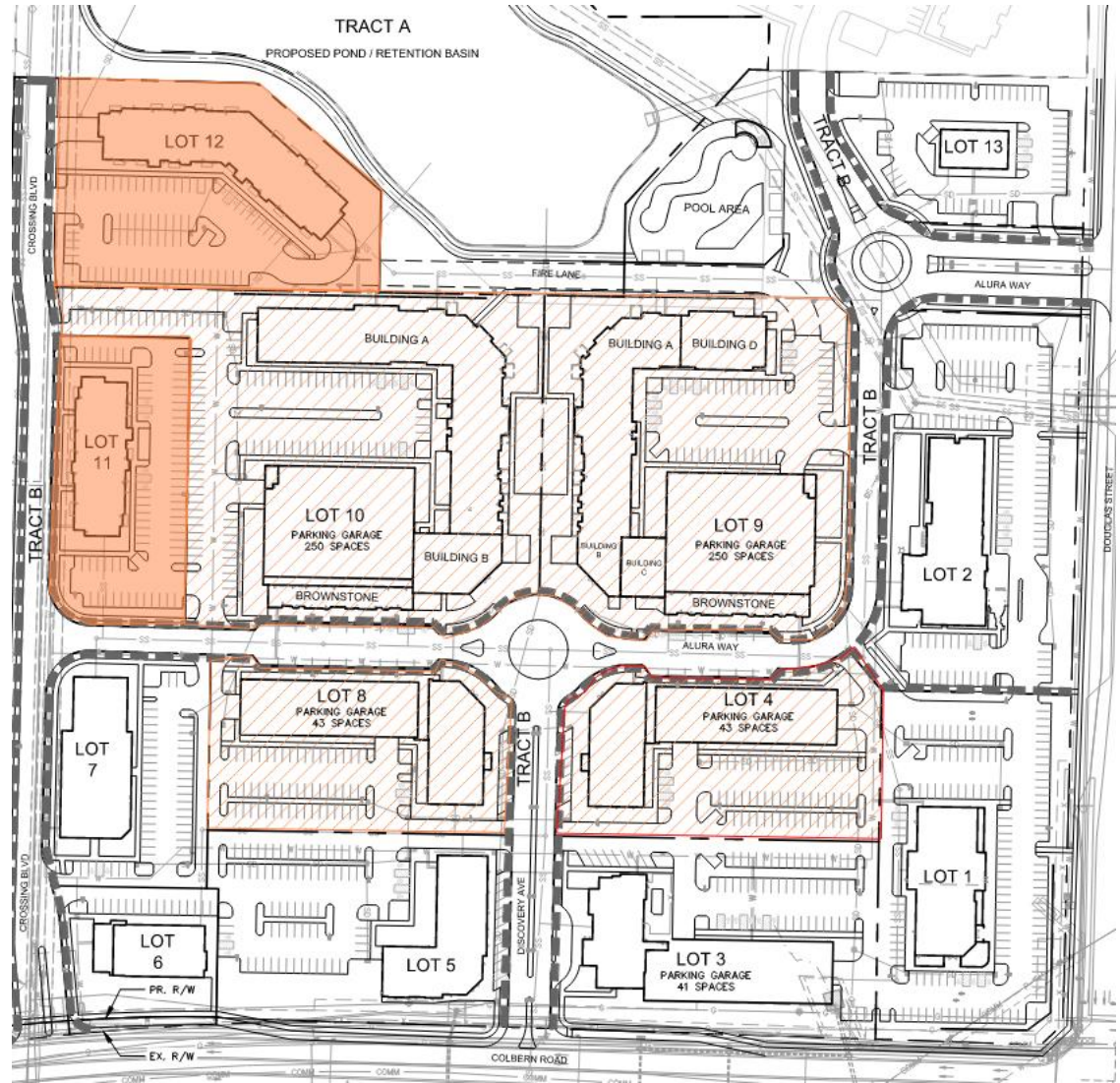
Building Area

- 1,044,109 total sq. ft.
- 585 total dwelling units

FAR – 0.6 (total)

Parking

- 1524 required (shared model)
- 1583 provided

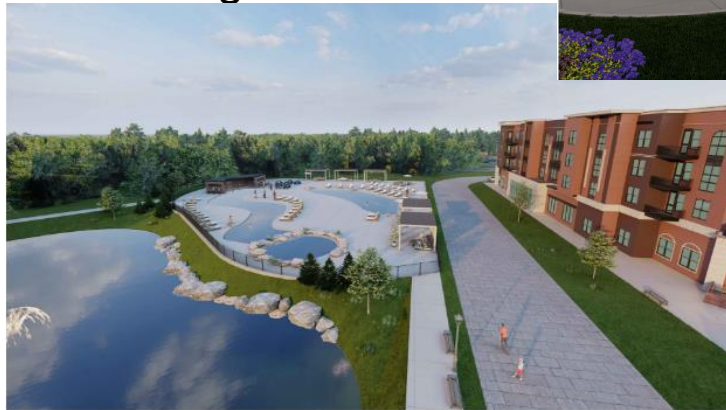


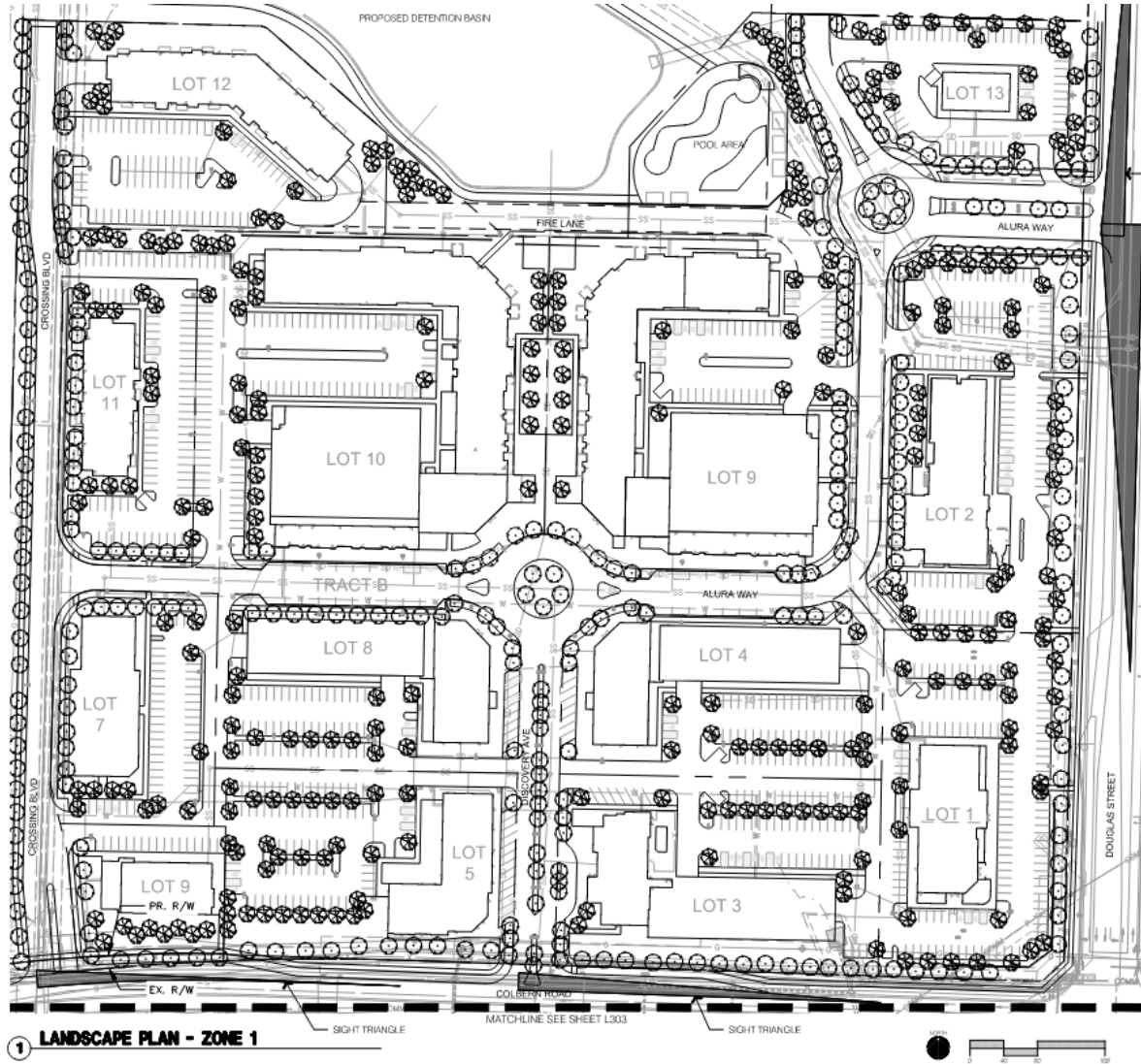
Project Information



Materials:

- Brick
- Cement fiberboard
- Aluminum accents
- Glazing

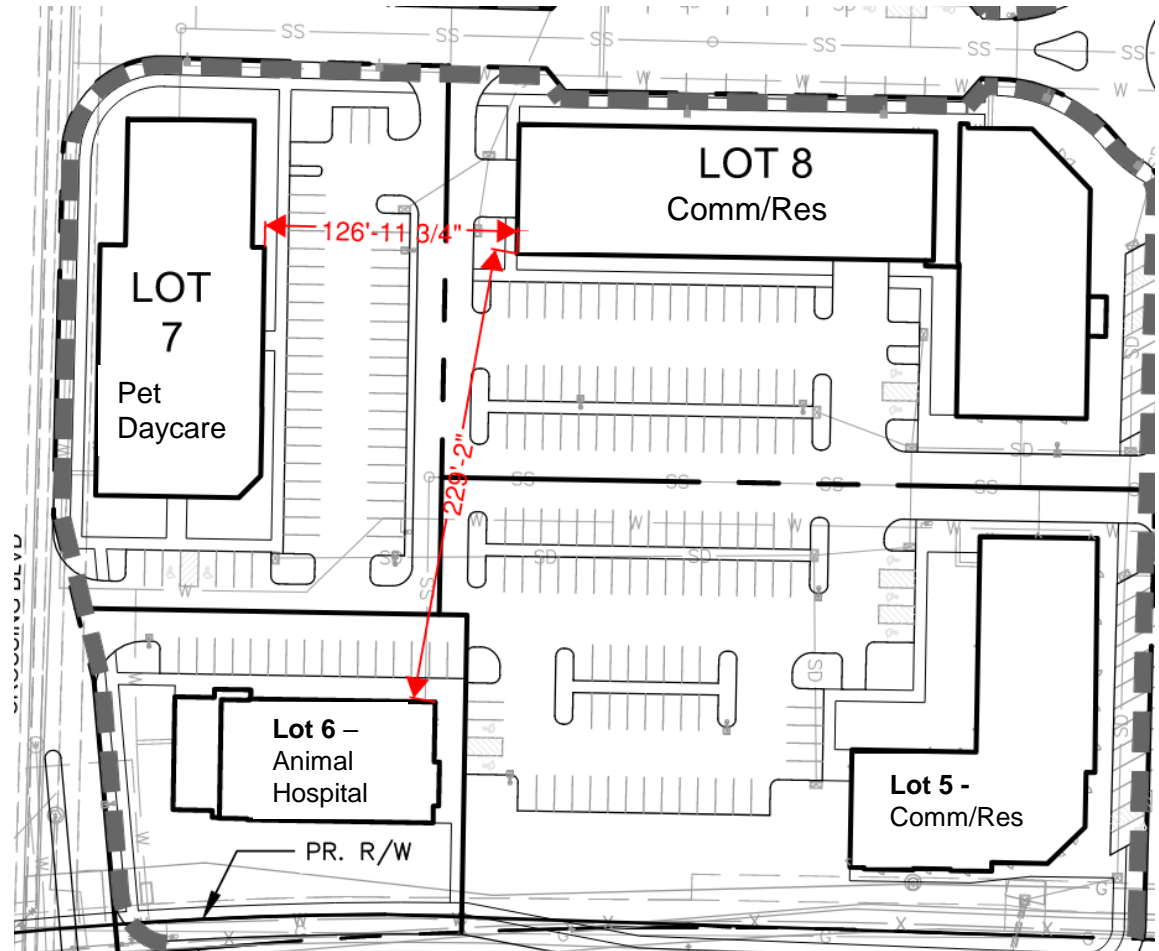




Landscape Plan

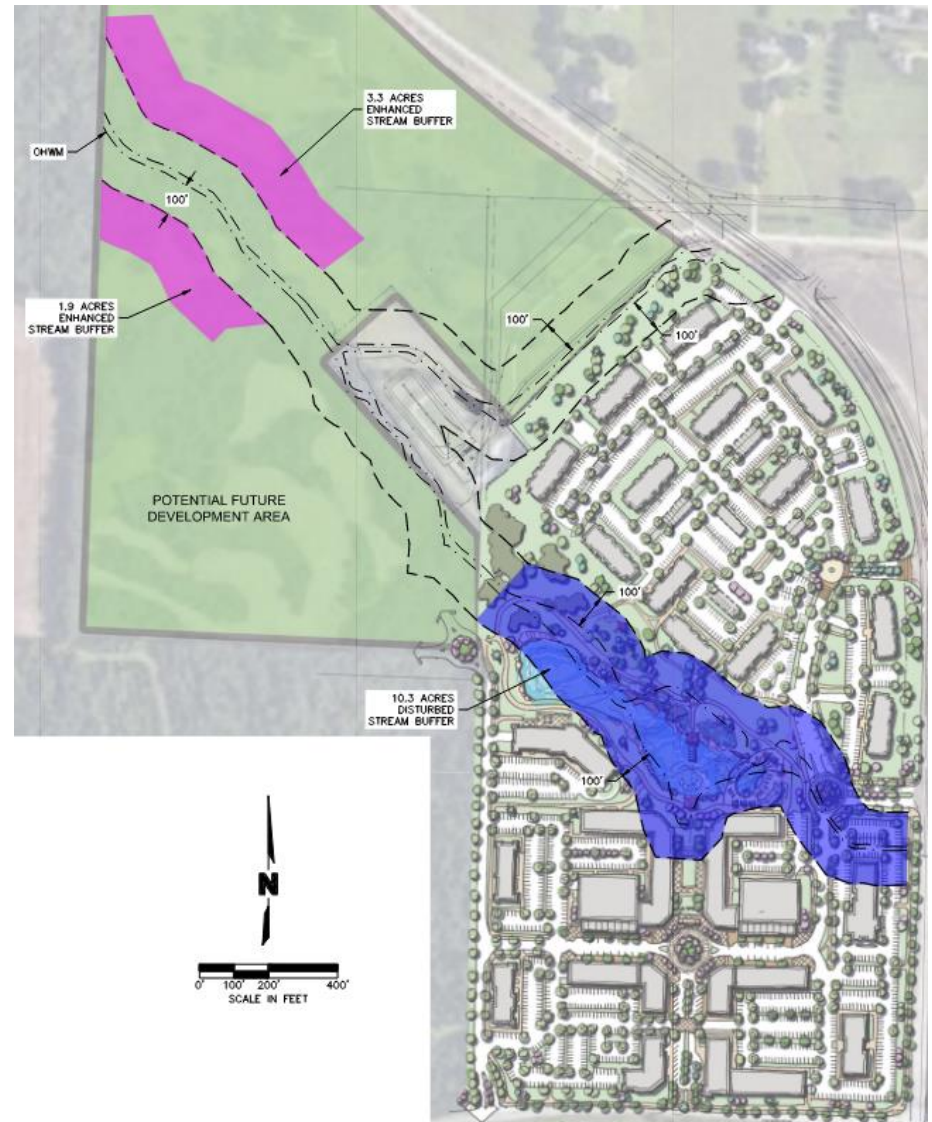
Pet Motel or Training with Outdoor Exercise Area Separation

- Required – 200' minimum setback from property line of a residential use or residential district
- Proposed – approximately 120' from pet daycare (Lot 7) to nearest apartment building (Lot 8)
- Recommended – Staff supports the requested modification.

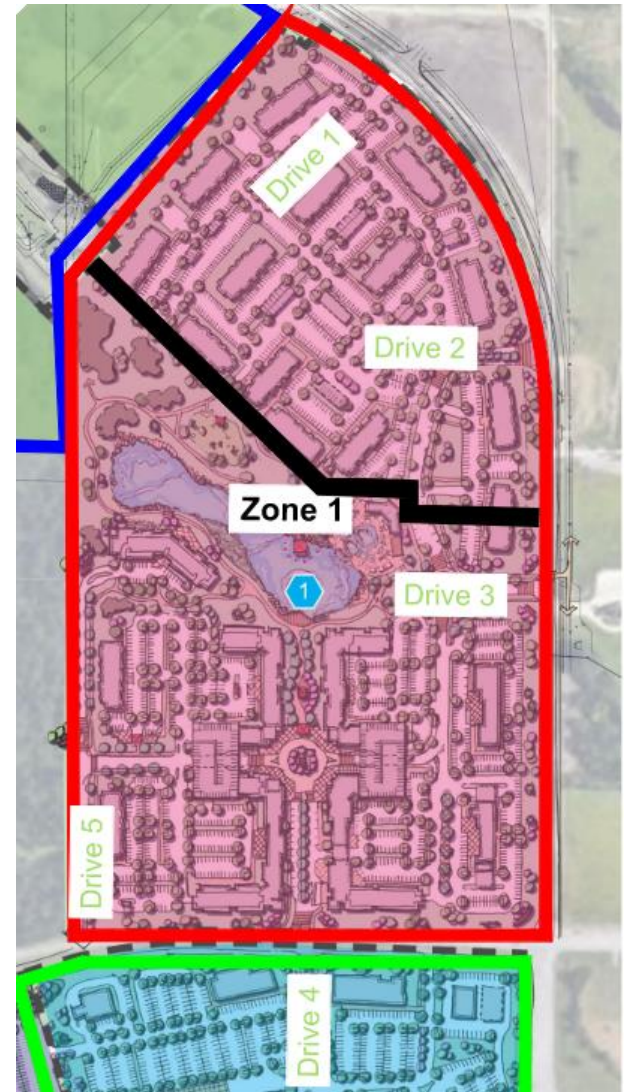


Stream Buffer Waiver

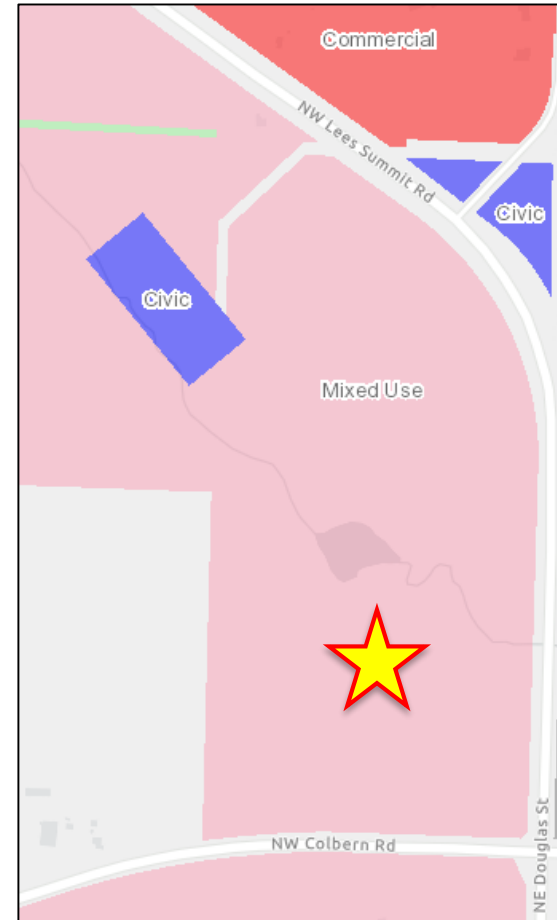
- Removal of 10.3 acres of stream buffer area (shown in blue) to accommodate site improvements, including: construction of regional stormwater retention basin; extension of box culvert; and general site development.
- The City Engineer approved the Stream Buffer Waiver Request on May 26, 2023.
- No action is required by the Planning Commission and City Council on the waive request.



- General improvements include:
 - Re-striping of turn lanes at Drives 1 and 2);
 - Construction of turn lanes at Drives 3, 4 and 5.
- Improve NE Douglas St from NE Colbern Rd to north project boundary to an urban standard per Unimproved Road Policy.
- Traffic Impact Study shall be updated (or replaced) at the time of PDP submittal for future phases.
- MoDOT requirements for Phase 1 will be addressed at the time of FDP.



- The proposed mixed use development is in alignment with the recommended Mixed Use land use designation for the property under the Ignite Comprehensive Plan.
- The proposed mixed use development compatible with existing area commercial and public/semi-public development.
- The proposed architecture is compatible with area development and similar recently approved development.
- Existing area infrastructure will be improved by the developer in accordance with City standards to support the proposed development.



Ignite Comp. Plan – Land Use Map

1. A modification shall be granted to the minimum 200 foot separation between a pet motel or training with outdoor exercise area to a residential use, to allow a 120 foot separation.
2. Development shall be in accordance with the preliminary development plan with a revision date of May 16, 2023.
3. Development shall be in accordance with the design guidelines prepared by the developer with an upload date of April 25, 2023.
4. Comply with the TIA dated, May 31, 2023, prepared by Susan Barry, P.E., City Traffic Engineer.
5. All items in the "Comments" section of the approved Design and Construction Manual Design Modification Request signed by the City Engineer dated 5/26/23 shall be required with each associated Final Development Plan submitted.
6. Submit an updated landscape plan identifying Lot 6 in the southwest corner of the development with submittal of the final development plan.