

City of Lee's Summit

Development Services Department

November 2, 2018

TO: Planning Commission
PREPARED BY: Jennifer Thompson, Planner
RE: **CONTINUED Appl. #PL2018-098 – REZONING from R-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN – Streets of West Pryor approximately 73 acres located at the northwest corner of NW Pryor Rd and NW Lowenstein Dr; Drake Development, LLC, applicant**

Commentary

This rezoning and preliminary development plan is for “The Streets of West Pryor”, a mixed use development generally located at the northwest corner of NW Pryor Rd and NW Lowenstein Dr. The plan is composed of a total of 14 lots and 4 tracts on 73 acres. The proposed development includes a mix of commercial uses, totaling 197,190 sq. ft. of retail, grocery store, sit-down restaurants, drive-thru restaurants, medical office, and a hotel (105 rooms). Also proposed are two multi-family residential developments that include a 4-story, 165-unit senior living facility (with an associated pickle ball court area), and a 4-story, 250-unit mixed-use apartment complex with retail/restaurant uses occupying a portion of the first floor. Also shown for conceptual purposes is a single-family, attached-villa style, age-restricted, maintenance-provided residential subdivision, located in the northwest portion of the site. The villa-style, single-family development is not part of this plan approval, thus requiring additional review and approval under separate application.

The applicant proposes to rezone approximately 10.93 acres, from R-1 (Single-Family Residential) to PMIX (Planned Mixed Use) in order to accommodate the area planned for senior living and associated pickle ball courts.

The plan is proposed in 5 phases; the first phase consists of sit-down restaurants, drive-thru restaurants, medical office, and grocery store use. Phases 2 and 3 include sit-down restaurant, hotel, and apartment uses. The remaining phases consist of the senior living and the conceptual single-family, age-restricted, maintenance-provided component.

The architectural elements between the multiple buildings and various uses are proposed to be complementary and harmonious, to include similar but distinct building colors and materials. Proposed materials include brick, stone, hardi-plank, stucco, E.I.F.S, wood, and metal cap finishings. Proposed colors include a muted color palette of creams, browns, light reds, browns, and blacks.

The site is proposed as a mixed-use development with a few variations from the standard commercial and multi-family design standards. Specifically, the densities for the apartment complex and senior living facility are proposed as 36.2 and 24.2 units per acre, respectively. A variation in the setback is proposed for the senior living lot to allow a 15-foot setback for the front-yard setback along NW Black Twig Ln, rather than the standard 20-foot setback allowed for the RP-4 zoning district. Modifications are not required for the proposed densities and setback due to the PMIX zoning. The zoning district development standards (e.g. density, setbacks, building height, etc.) are adopted/established as part of the approved plan. In all other aspects, the development adheres to the CP-2 and RP-4 zoning district standards.

A sign package is also proposed to allow multi-tenant, single-tenant monument and shopping center/character-identification signs to be larger than the standard 96 sq. ft. allowance.

In accordance with Section 7.120 of the UDO, the preliminary development plan also serves as the preliminary plat.

The applicant requests a modification to the UDO for Lot 1 and 2, to allow a reduced parking lot setback along Lowenstein Rd. Staff supports the modification request.

- 78.3% impervious coverage - overall
- 21.7% open space - overall
- 1,927 parking spaces required - overall
- 2,230 parking spaces provided - overall

Recommendation

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

1. A modification shall be granted to the 20' parking lot setback from right-of-way, to allow a 4' parking lot setback along the northwest property lines of Lots 1 & 2, adjacent to NW Lowenstein Dr.
2. The development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated October 30, 2018.
3. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated October 30, 2018. No building permits 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 Recorder' Office.
4. The proposed monument and shopping center/character identification signs shall be approved as shown as part of the preliminary development plan, dated October 19, 2018.
5. The development shall be in accordance with the preliminary development plan, date stamped October 19, 2018. Development standards (e.g. setbacks, lot area, etc.) shall be as shown on the plan. The proposed lots, corresponding uses, and design standards shall be developed as listed in the following table:

Lot #	Use	Square Footage	FAR/ Density (units/acre)	Setbacks	Height
1	Restaurant (Sit-Down)	6,500	0.15	Front: 15' Side: 10/0' Rear: 20'	40' (3 stories)
2	Restaurant (Sit-Down)	6,500	0.09	"	"
3	Restaurant Drive-Thru	5,500	0.07	"	"
4	Medical Office	6,500	0.20	"	"
4A	Restaurant Drive-Thru Only	707	0.02	"	"
5	Grocery	63,119	0.20	"	"

Lot #	Use	Square Footage	Density	Setbacks	Height
6	Senior Living Apartments and Pickle Ball Courts	274,716	24.2	Front: (adjacent to NW Lowenstein Rd. -20', Front (adjacent to NW Black Twig Ln.—15' Rear: 20'	60' (4 stories)
7	Apartments/Retail/Restaurant	264,600 apartment 10,000 retail 5,000 restaurant	36.2	Front: 20' Side: 10' Rear: 20'	"
8	Restaurant (Two-Tenants)	7,500	0.06	Front: 15' Side: 10/0' Rear: 20'	40' (3 stories)
9	Restaurant (Two-Tenants)	9,500	0.07	"	"
10	Restaurant	7,500	0.07	"	"
10A	Restaurant (Sit-Down)	7,500	0.07	"	"
11	Restaurant (Sit-Down)	7,500	0.09	"	"
12	Hotel (105 rooms)	53,864	0.06	"	60' (4 stories)

6. The architectural character of the commercial buildings, including, but not limited to: retail, medical office, sit-down restaurant, and drive-thru restaurant, shall incorporate a variety of distinct building designs such as:
 - A. A variation in length of 30 percent or more;
 - B. A variation in the footprint of the building of 30 percent or more;
 - C. A distinct variation in color and use of materials; or
 - D. A distinct variation in building height and roof form.
7. Additional architectural elements shall be added to the proposed commercial buildings, to include, but not limited to:
 - A. variations in roof form and parapet heights;
 - B. pronounced recesses and projections;
 - C. distinct changes in texture and color of wall surfaces; and
 - D. vertical accents or focal points

Zoning and Land Use Information

Location: approximately 73 acres located at the northwest corner of NW Pryor Rd and NW Lowenstein Dr

Current Zoning: R-1 and PMIX

Proposed Zoning: PMIX

Surrounding zoning and use:

North (across I-470 Highway): — AG (Agricultural) – Family Ranch – rock excavation

South (across NW Lowenstein Dr.): R-1 (Single-family residential) — single family subdivision and AG (Agricultural) – Lowenstein Park

East (across NW Pryor Rd): CP-2 — existing Summit Woods Shopping Center

West: R-1 (Single-family residential) and AG (Agricultural) — single-family subdivision and City Park

Site Characteristics. The subject site is composed of multiple undeveloped parcels currently under various ownerships, pending a contract to consolidate ownership to one owner/developer. Existing KCP&L overhead powerlines run through the center of the property running north and south on the site. As part of this development, the overhead lines are proposed to be relocated parallel to NW Pryor Rd. The property environment is a treed landscape with rugged, jagged terrain which will require extensive mass grading and clearing to make the site developable.



Description and Character of Surrounding Area. The area surrounding the intersection of NW Pryor Rd and NW Lowenstein Dr. is developed as the Summit Shopping Center to the east, Lowenstein Park and single-family residential development to the south and west. The site is bordered by Highway I-470 to the north and NW Chipman Road to the south.

Project Information

Current Use: vacant, undeveloped property; former residences that have been removed

Proposed Uses: retail, sit-down restaurants, drive-thru restaurants, medical office, grocery store, senior living facility, mixed use apartment complex with retail & restaurant, and associated pickle-ball courts.

Land Area:

- 1.4 acres (60,984 square feet)—Lot 1
- 1.6 acres (69,696 square feet)—Lot 2
- 1.8 acres (78,408 square feet)—Lot 3
- 0.8 acres (34,848 square feet)—Lot 4
- 0.8 acres (34,848 square feet)—Lot 4A
- 7.2 acres (313,632 square feet)—Lot 5
- 10.7 acres (466,092 square feet)—Lot 6
- 6.2 acres (270,072 square feet)—Lot 7
- 2.8 acres (121,968 square feet)—Lot 8
- 3.3 acres (143,748 square feet)—Lot 9
- 2.5 acres (108,900 square feet)—Lot 10
- 2.5 acres (108,900 square feet)—Lot 10A
- 1.9 acres (82,764 square feet)—Lot 11
- 4.8 acres (209,088 square feet)—Lot 12
- 65.6 acres (2,857,536 square feet)—Total & Tracts A-D**

Building Area Commercial:

- 6,500 sq. ft. – restaurant (sit-down) (Lot 1)
- 6,500 sq. ft. – restaurant (sit down) (Lot 2)
- 5,500 sq. ft. – restaurant/drive-thru (Lot 3)
- 6,500 sq. ft. – medical office (Lot 4)
- 707 sq. ft. – restaurant drive-thru only (Lot 4A)
- 63,119 sq. ft. – grocery store (Lot 5)
- 15,000 sq. ft. – first floor retail/restaurant (Lot 7)
- 7,500 sq. ft. – restaurant (2-tenants) (Lot 8)
- 9,500 sq. ft. – restaurant (2-tenants) (Lot 9)
- 7,500 sq. ft. – restaurant (Lot 10)
- 7,500 sq. ft. – restaurant (sit-down) (Lot 10A)
- 7,500 sq. ft. – restaurant (sit-down) (Lot 11)
- 53,864 sq. ft. – 4-story hotel (Lot 12)
- 197,190 sq. ft. – Total**

Floor Area Ratio:

- 0.10 floor area ratio (FAR) – Lot 1 (restaurant/sit-down)
- 0.09 floor area ratio (FAR) – Lot 2 (restaurant/sit-down)
- 0.07 floor area ratio (FAR) – Lot 3 (restaurant/drive-thru)
- 0.20 floor area ratio (FAR) – Lot 4 (medical office)
- 0.02 floor area ratio (FAR) – Lot 4A (restaurant drive-thru only)
- 0.20 floor area ratio (FAR) – Lot 5 (grocery store)

0.21 floor area ratio (FAR) – Lot 7 (first floor retail/restaurant)
 0.06 floor area ratio (FAR) – Lot 8 (restaurant, 2-tenants)
 0.07 floor area ratio (FAR) – Lot 9 (restaurant, 2-tenants)
 0.07 floor area ratio (FAR) – Lot 10 (restaurant)
 0.07 floor area ratio (FAR) – Lot 10A (restaurant/sit-down)
 0.06 floor area ratio (FAR) – Lot 12 (hotel-105 rooms)
 n/a – Lot 6 (pickle ball court)

Building Area Residential (multi-family):

279,600 sq. ft. – 4-story apartment complex and retail/restaurant (Lot 7)
274,716 sq. ft. – 4-story senior living apartments (Lot 6)
554,316 sq. ft. – Total

Number of Lots: 14 – commercial/multi-family lots
14 total lots & 4 common area tracts

Number of Dwelling Units: 250 – apartment dwelling units
165 – senior living dwelling units
415 total dwelling units

Density: 250 dwelling units (apartment complex); 36.2 units/acre
 165 dwelling units (senior living complex); 24.2 units/acre

Public Notification

Neighborhood meeting conducted: multiple neighborhood meeting dates

Newspaper notification published: July 28, 2018

Radius notices mailed to properties within 185 feet: September 20, 2018

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.

There is no expiration to an approval for rezoning.

Unified Development Ordinance

Applicable Section(s)	Description
2.240, 2.250, 2.260	Rezoning
2.300, 2.310, 2.320	Preliminary Development Plan
2.320	Development plan and allowable modifications

7.080, 7.100	Preliminary Plat
4.240	Zoning District Regulations

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Economic Development	Objective 2.2 Objective 2.3
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3 Objective 3.4
Commercial Development	Objective 4.1 Objective 4.2 Objective 4.3

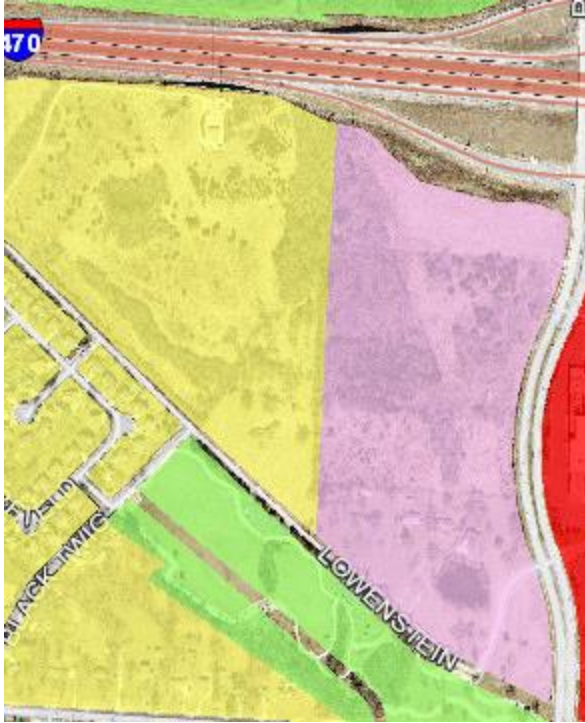
Background

- April 6, 2017 – The City Council approved a rezoning (Appl. #PL2016-206) from R-1 and CP-2 to PMIX – Approximately 39 acres generally bounded by I-470 on the north, NW Pryor Road on the east, and NW Lowenstein Drive on the southwest known as West Pryor Village, by Ordinance No. 8127.

Analysis of Rezoning

The 72.73 acre property is currently zoned as R-1 and PMIX. The applicant proposes to rezone 10.93 acres of the R-1 portion to PMIX. The proposed rezoning allows for the development of the area consisting of the senior living complex and associated pickle ball courts.

The 24-acre area conceptually shown as a single-family, attached-villa style, age-restricted, maintenance-provided residential subdivision is currently zoned R-1 and will remain R-1. The future development of that area requires rezoning and preliminary development plan approval under separate application.



Comprehensive Plan. The 2005 Lee's Summit Comprehensive Plan shows the area as a combination of low density residential and commercial (office/retail). The western portion of the property is defined as residential and the remaining area bounded by I-470 Highway to the north, Pryor Rd to the east, and Lowenstein Dr. to the south, is shown as commercial (office/retail).



PROPERTY USE	
	Conservation Area
	Low-density Residential
	Master-Planned Development-3rd Tier
	Medium Density Residential
	Medium/High-density Residential
	Mix Use-John Knox Village
	Residential Mixed-density
	Planned Mixed Use (Restricted, O/RES)
	Planned Mixed Use (Restricted, R/O/RES)
	Office
	Commercial-dominant Mix Use
	Commercial (Office/Retail)

Surrounding Uses. The area surrounding the intersection of NW Pryor Rd and NW Lowenstein Dr. is developed as a commercial shopping center, a City park, and single-family subdivisions. The Summit Woods Shopping Center is directly to the east, across SW Pryor Rd.; Lowenstein Park and single family residential development are located to the south and southwest; I-470 borders the site to the north; and NW Chipman Road is located to the south.

Request. The applicant proposes to rezone approximately 10.93 acres from R-1 to PMIX in association with the approval of a preliminary development plan for The Streets of West Pryor, a mixed use commercial development.



Recommendation. Staff recommends approval of the proposed rezoning to PMIX. “The Streets of West Pryor” plan is compatible with the City’s Comprehensive Plan designation as commercial, office, and retail uses. The development plan also proposes other uses such as an apartment complex and a senior living complex that are supported by the existing PMIX designation.

Analysis of Preliminary Development Plan

Proposed Plan.

The plan is composed of a total of 14 lots and 4 tracts on 72.73 acres. The proposed development includes a mix of commercial uses, totaling 197,190 sq. ft. of retail, grocery store, sit-down restaurants, drive-thru restaurants, medical office, and a hotel. Also proposed are two multi-family apartment complexes that include a 4-story, 165-unit senior living facility (with an associated pickle ball court area), and a 4-story, 250-unit mixed-use apartment complex with retail/restaurant uses occupying a portion of the first floor. Also shown for conceptual purposes is a single-family, age-restricted, maintenance-provided residential subdivision, located in the northwest portion of the site. The single-family development is not part of this plan approval, thus requiring additional reviews and approvals under separate application.

Grocery Store.



The proposed grocery store is approximately 63,119 sq. ft, located north of NW Lowenstein Dr. with the main parking lot oriented towards NW Pryor Rd. The grocery store can be accessed from NW Lowenstein Drive and NW Pryor Rd., and through internal drives within the site. The proposed exterior building materials and color palette include red brick veneer, natural stone veneer, wood veneer accent panels, tan and concrete precast panel, and other features such as Kalwall light transmitting system and decorative art pieces.

Apartment Complex.



The apartment complex is a 4-story mixed vertical use structure with approximately 10,000 sq. ft. of retail and 5,000 of restaurant space, located on the first floor. The apartment has 250 dwelling units with a proposed density of 36.2 units/acre. The building is located in the center just north of the grocery store. The proposed exterior building materials include, hardie panel siding, E.I.F.S., face brick, cultured stone and pergola feature accents near the roof lines. The color-palette is soft shades of creams, browns, and muted reds.

Retail/Restaurant.



Approximately 10 lots are proposed as restaurant and medical office pad sites. They vary from sit-down, multiple-tenant restaurant, sit-down with drive-thru, and a drive thru-only. They are primarily located along the periphery of the site, and within the apartment complex area. Proposed building materials include brick, limestone, stone, and stucco/E.I.F.S. The restaurant uses, as proposed, meet the required parking requirements.

Hotel.

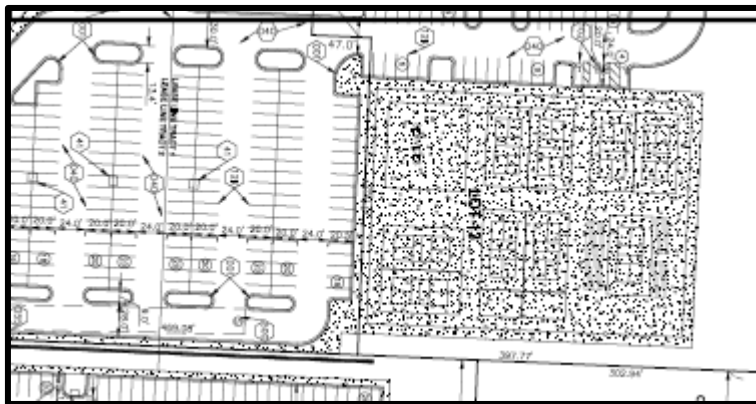
A 4-story, 105-room hotel is proposed on the north portion of the property adjacent to the I-470 highway. The hotel would expect to have a public restaurant within the hotel complex.

Senior Living Complex.



The senior living complex is a 4-story complex with 165 dwelling units with a density of 24.2 units/acre. The building is located adjacent to NW Lowenstein Dr. and Lowenstein Park. The proposed building materials and colors include shades of reds, olive, tan, browns red/brown brick, muted green and brown fiber cement siding, aluminum frame windows and asphalt roofing shingles.

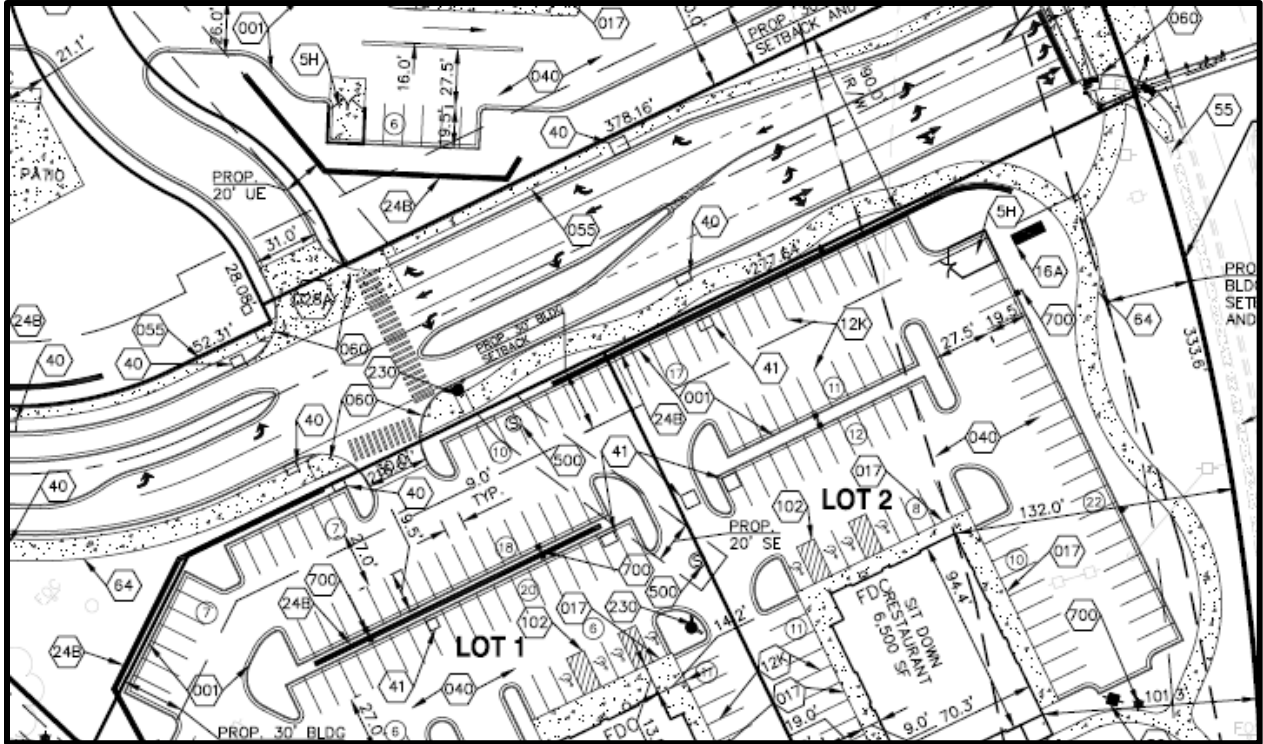
Pickle Ball Courts.



Pickle ball courts are proposed to the west of the apartment complex and north of the senior living. The area is to serve as an amenity for the senior living area and associated apartments.

Parking Setback. Modification requested.

- Required – The UDO requires a 20 foot setback for parking lots adjacent to right-of-way.
- Proposed – The applicant proposes a 4 foot setback for the parking lot adjacent to NW Lowenstein Dr. (right-of-way).



- Recommended – Staff is supportive of the modification. The reduced setback is due to the number of lanes required for Lowenstein Drive and the incorporation of the 10 foot wide meandering walking trail on the south side of Lowenstein Drive. The 10-foot meandering walking trail rather than a typical 5 foot sidewalk allows for enhanced greenway connections within the development and the nearby park. The right-of-way green space combined with the 4 feet setback will provide 21 feet of separation between the Lowenstein Drive curb and the Lot 1 and 2 parking lot curb.

Multi-Family Housing Assessment

In 2017 the City contracted with Vogt Strategic Insights (VSI) to conduct a housing study to evaluate the future market demand for new rental multi-family housing developments within the City. VSI projected that Lee’s Summit will demand an additional 2,319 market rate units over the next decade.

The VSI study determined the demand for apartments in Lee’s Summit to be very strong. Typical overall market occupancy rate for conventional apartments in markets similar to Lee’s Summit was approximately 95%. At the time of the study the occupancy rate of surveyed projects in Lee’s Summit was 98.4%. A vacancy rate of less than 5% indicates that overall market demand is exceeding the supply of available rental housing options.

VSI concluded that the demand for rental housing in the Lee’s Summit market area exceeded the available supply. The full text of the study may be found at https://issuu.com/cityofleessummit/docs/housing_needs_assessment_2017.

Projected Housing Demand for Market-Rate Units by Bedroom Type (2027)		
<u>Bedrooms</u>	<u>Suggested Share of Units</u>	<u>Supportable Units</u>
One-Bedroom	45% - 60%	1,050 – 1,400 units
Two-Bedroom	30% - 45%	700- 1,050 units
Three-Bedroom	5% - 10%	115 – 230 units
Total		2,319

Density.

- Proposed – The applicant proposes 36.2 units per acre for the apartment complex and 24.2 units per acre for the senior living facility.
- Required – The maximum density for the RP-4 zoning district is 12.0 units per acre.
- Recommended – Staff supports the proposed densities. The density for the senior living complex is comparable to previously approved apartment complexes such as The New Longview Apartments. Although the proposed density for the apartment complex is somewhat higher than previously approved apartment complexes, the context of this complex is different than some of the comparable approved apartment complexes within the City. This is a true mixed use development contained within a 73 acre site and surrounded by commercial uses including a grocery store. The density seems appropriate based on the concept of the overall development. The table below compares the proposed density with that of other similar developments recently approved.

Project Name	Total Number of Units	Lot Acreage	Density
Village at View High Apartments	312	21.34	14.62 units/acre
Residences at New Longview	309	15.5	19.9 units/acre
New Longview Apts. (AMLI)	206	8.1	25.43 units/acre
The Fairways at Lakewood	272	12.97	21.14 units/acre
The Residences at Echelon	243	11.5	21.79 units/acre
Streets of West Pryor Apartments (proposed)	165	6.2	36.2 units/acre
Streets of West Pryor Senior Living (proposed)	250	10.7	24.2 units/acre

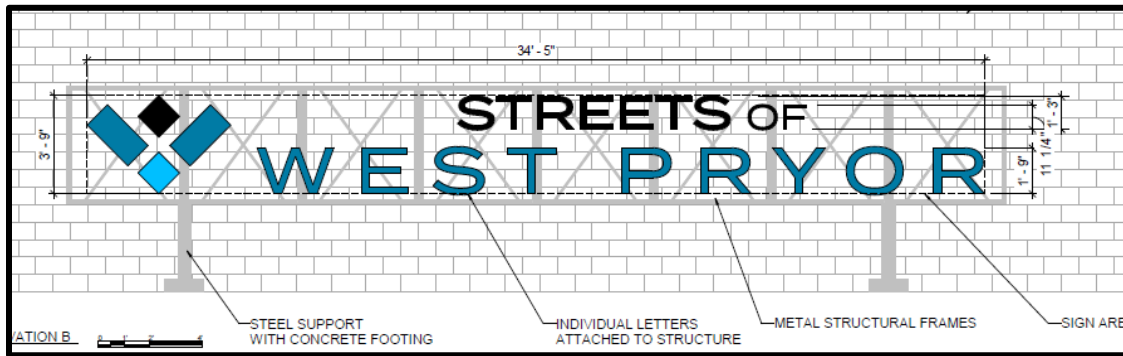
Monuments and Shopping Center Signs, Size.

- Required – The UDO allows a maximum of 1 freestanding sign per building with a maximum of 72 square feet for the sign face area and 96 square feet for overall structure area. However, the UDO also allows for larger and more signs to be approved as part of a preliminary development plan.
- Proposed – The applicant proposes a total of 7 monument signs (located along NW Lowenstein and NW Pryor Rd. identified as 1 single-tenant monument sign, 4 multi-tenant monument signs and 2 shopping center identification/characterization signs. The proposed

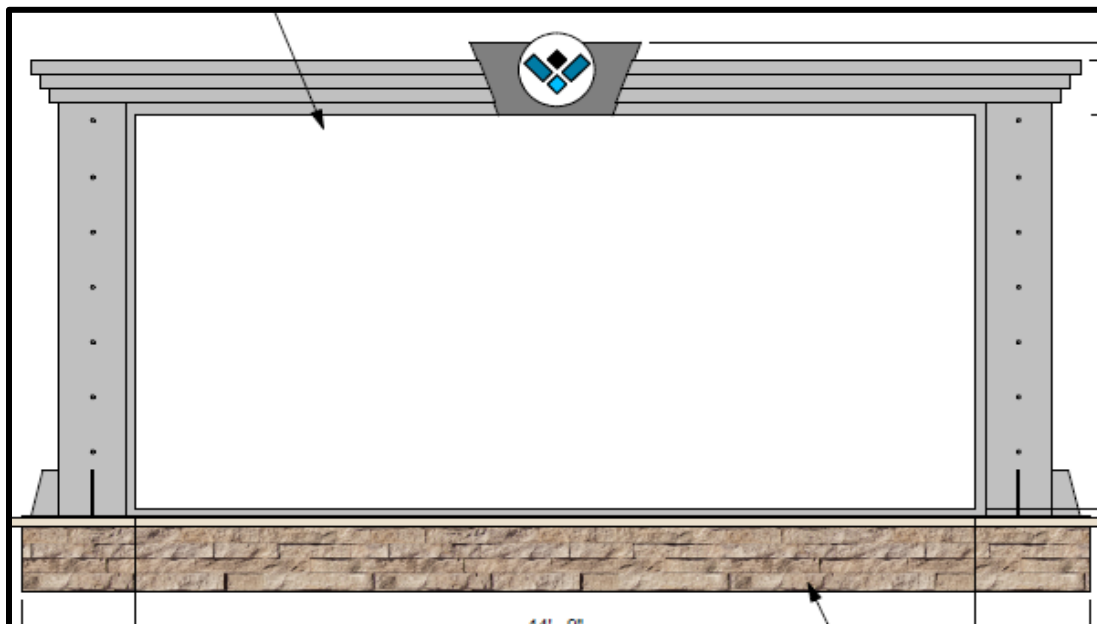
monument and multi-tenant monument signs consist of an internally lit cabinet with a decorative frame and a stone base. The shopping center and identification/characterization signs are individual letters attached to a metal structural frame and will be affixed to retaining walls that are proposed along the I-470 Highway frontage and near the water feature at the corner of NW Chipman Rd. and NW Pryor Rd. The overall structure area of the monument signage is 187 sq. ft., the overall structure area of the shopping center and identification/characterization signs are 129 sq. ft. and 269 sq. ft.

- Recommended – Staff is comfortable with the size and general location of the proposed gateway and primary intersection monument signs due to the overall size of the development.

Shopping Center identification/characterization sign.



Single-tenant and multi-tenant monument sign.



Development Standards.

The PMIX District is intended to allow greater flexibility in development standards, including allowable uses, building materials and colors, setbacks, lighting standards, landscaping requirements and density. The applicant proposes to primarily utilize the design standards already established for the CP-2 and RP-4 zoning districts. The only variations to the existing design standards for those districts are for increased density for the apartment complexes, a reduced front-yard setback for the senior living complex, and for building height. The standard density for the RP-4 zoning district is 12 units/acre. The proposed density for the apartment complex and senior living complex is 36.2 and 24.2, respectively. The proposed front-yard setback for the RP-4 zoning district is 20-feet. The senior living complex proposes a 15-foot setback along NW Black Twig Lane. The maximum building height for commercial zoning districts and apartment zoning districts are 40 feet and 50 feet, respectively. The proposed building heights for the apartment buildings and the hotel are approximately 50-60 feet in height. The building heights for the apartments and the hotel shall be no taller than 60-feet.

The table below illustrates the proposed development standards for the CP-2 and RP-4 district, with the addition of the variation of density and building height.

Lot #	Proposed District/Use	Proposed Square Footage	Proposed Density or FAR	Proposed Setbacks	Height
1	Restaurant (Sit-Down)	6,500	0.15	Front:15 Side:10/0 Rear: 20	40' (4 stories)
2	Restaurant (Sit-Down)	6,500	0.09	"	"
3	Restaurant Drive-Thru	5,500	0.07	"	"
4	Medical Office	6,500	0.20	"	"
4A	Restaurant Drive-Thru Only	707	0.02	"	"
5	Grocery	63,119	0.20	"	"
6	Senior Living Apartments and Pickle Ball Courts	274,716	24.2	Front (adjacent to NW Lowenstein Dr. – 20", Front (adjacent to NW Black Twig Ln., 15' Rear: 20	60' (4 stories)
7	Apartments/Retail/Restaurant	264,600 apartment 10,000 retail 5,000 restaurant	36.2 unit/acre	Front:20' Side:10' Rear: 20'	"
8	Restaurant (Two-Tenants)	7,500	0.06 units/acre	Front:15 Side:10/0 Rear: 20	Height
9	Restaurant (Two-Tenants)	9,500	0.07	"	40' (3 stories)
10	Restaurant	7,500	0.07	"	"
10A	Restaurant (Sit-Down)	7,500	0.07	"	"

11	Restaurant (Sit-Down)	7,500	0.09	“	“
12	Hotel (105 rooms)	53,864	0.06	“	60' (4 stories)

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 plat and approved prior to the approval of the final plat. 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. 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.
4. 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.
5. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspect of the design to help ensure that the plan meets the design criteria and specification contained in the Design and Construction Manual.
6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

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 operation, shall be in accordance with the 2012 International Building Code.

Planning

8. 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.
9. A final plat shall be approved and recorded prior to any building permits being issued.
10. Lighting shall meet the Unified Development Ordinance as outlined in Article 8 of the Unified Development Ordinance.
11. Landscaping shall meet the Unified Development Ordinance as outlined in Article 8 of the Unified Development Ordinance.

12. A vacation of right-of-way application shall be required for those portions of right-of-way as needed.
13. Dedication of Right-of-way shall be required as part of the platting of NW Lowenstein Drive.
14. Existing easements shall be vacated as determined at the final development plan stage for each proposed lot.

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated October 30 , 2018 – 5 pages
2. Traffic Study submitted by Shafer, Kline & Warren. 23 – pages
3. Supplemental Traffic Study submitted by McClure/Paul Parks Jr. P.E. – pages
4. Preliminary Development Plan (Civil, Zoning, Prel. Plat & modification letter), date stamped October 19, 2018– 20 pages
5. Building Elevations, date stamped October 19, 2018 – 23 pages
6. Landscaping, Lighting, and Signage Plan, date stamped October 19, 2018 – 19 pages
7. Draft Memo of Understanding: Lowenstein Park and Streets of West Pryor Development – 4 pages
8. Location Map