



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-129
File Name	COMPREHENSIVE PLAN AMENDMENT – a change in land use designation from Residential 1 to Mixed Use
Applicant	Griffin Riley Property Group
Location	1805 and 1905 SW M-150 Hwy
Planning Commission Date	August 10, 2023
Heard by	Planning Commission
Analyst	C. Shannon McGuire, Senior Planner
Checked By	Sue Pyles, PE, Development Engineering Manager Dawn Bell, Planning Manager Aimee Nassif, AICP, Deputy Director of Development Services

Public Notification

Pre-application held: April 11, 2023
Neighborhood meeting conducted: June 8, 2023
Newspaper notification published on: July 22, 2023
Radius notices mailed to properties within 300 feet on: July 19, 2023
Site posted notice on: July 26, 2023

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Attachments

Comprehensive Plan Amendment Exhibit, dated April 21, 2023
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Griffin Riley Property Group/ Applicant
Applicant's Representative	Matt Tapp
Location of Property	1805 and 1905 SW M-150 Hwy
Size of Property	±19.37 Acres (843,757.01 sq. ft.)
Zoning (Existing)	CP-2 (Planned Community Commercial) RP-3 (Planned Residential Mixed-Use District)
Zoning (Proposed)	PMIX (Planned Mixed-Use District) RP-4 (Planned Apartment Residential District)
Comprehensive Plan Designation (existing)	Residential 1
Comprehensive Plan Designation (proposed)	Mixed Use
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 property is undeveloped, unplatted vacant farm ground.

Description of Applicant's Request
The applicant proposes to amend the 2021 Ignite Comprehensive Plan land use designation for this area from Residential 1 to Mixed Use to allow for the construction of commercial, office and residential apartments on 19.37 acres. This application is associated with Appl. #PL2023-093 for rezoning and Preliminary Development Plan also on this agenda.

2. Land Use

Description and Character of Surrounding Area
The subject property is bordered by large lot residential on the north and east. South of the property is the Napa Valley residential subdivision with a mix of villa, standard and larger estate lots. West, across SW Pryor Rd is the Osage mixed density residential subdivision.

Adjacent Land Uses and Zoning

North (across Mo 150 Hwy):	Large Lot Single Family/AG
South	Napa Valley Single Family/PMIX
East:	Large Lot Single Family/AG
West (across SW Pryor Rd):	Mixed Density Residential/RP-3

Site Characteristics
The site generally slopes from north to south. The subject 19.37-acre site is an undeveloped property that has been historically used for agricultural purposes.

Special Considerations
This site is located in the M-150 Corridor Development Overlay (CDO) District.

3. Unified Development Ordinance (UDO)

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

The associated proposed mixed use and apartment development requires a rezoning from CP-2 & RP-3 to PMIX & 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 Residential 1 to Mixed Use brings the property’s land use designation into alignment with the zoning.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.

Comprehensive Plan

The 2021 Ignite! Comprehensive Plan land use map identifies the subject site as Residential 1. This residential category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to medium and large lot single-family subdivisions. The proposed Mixed-Use designation is intended to accommodate in low-rise buildings a mix of retail, office, service and public uses with a complimentary mix of residential development of varying densities to provide for the greatest amount of flexibility.

The Location/Compatibility Characteristics section of the Future Land Use Category descriptions recommends that the physical layout of the mixed-use category should aim toward ‘node’ or ‘center’ clusters around an intersection of an arterial or collector street. In this case, the proposed mixed-use category is located at the intersection of MO 150 Hwy and SW Pryor Rd.

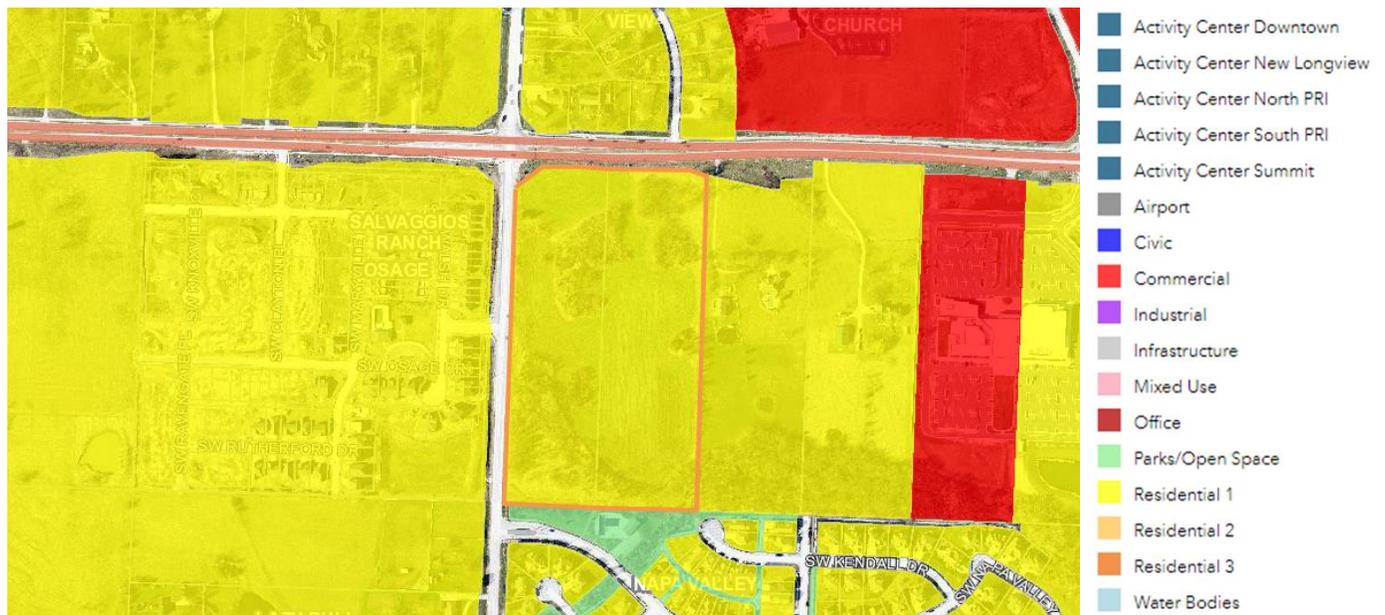
5. Analysis

Background and History

- December 30, 1964 – The subject property was part of a 24,429-acre annexation into the City by Ordinance No. 812.

Compatibility

The proposed mixed-use land use designation is consistent with the associated rezoning and preliminary development plan application for the commercial and residential mixed-uses proposed on the subject property. The location of the development provides for a buffer between MO 150 Hwy and the residential subdivision approximately 1,200’ to the south.



The site is located at the south east quadrant of the M-150 Hwy SW Pryor Rd intersection. The general character of the existing development in the immediate surrounding the area is mostly residential in nature. The residential types in the area varies from large lot single family across M-150 Hwy to the fourplexes, duplexes and small lot single family homes found west across SW Pryor Rd in the medium density Osage development. Just to the north east of the project site is the Arborwalk mixed use development with commercial, single family and high-density residential uses. The proposed development is compatible with the nature of existing developments in the area.

Adverse Impacts

The proposed comprehensive plan amendment is not expected to negatively impact the use or aesthetics of any neighboring property, nor is it expected to 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. To service the site sanitary sewer and water service will be extended as part of the associated PDP. The existing street network provides adequate capacity to accommodate the proposed development.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

1. Approval of the subject Comprehensive Plan Amendment is contingent upon City Council approval of Application #PL2023-093 - REZONING from CP-2 and RP-3 to PMIX and PRELIMINARY DEVELOPMENT PLAN - Pryor Mixed Use, 1805 & 1905 SW M-150 Hwy.