



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-059
File Name	PRELIMINARY DEVELOPMENT PLAN - Summit Point Apartments Phase II
Applicant	Canyon View Properties
Property Address	510 NE Chipman Rd.
Planning Commission Date	June 10, 2021
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Joshua Johnson, AICP, Asst. Director Plan Services Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: June 24, 2019

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on August 31, 2021, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: May 22, 2021

Radius notices mailed to properties within 300 feet on: May 24, 2021

Site posted notice on: May 21, 2021

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Attachments

- Transportation Impact Analysis prepared by Brad Cooley, dated May 25, 2021 – 2 pages
- HEC-RAS Modeling Memo prepared by Kent D Monter, dated June 4 2021 – 3 pages
- Preliminary Drainage Study by Cook, Flatt & Strobel Engineers, dated May 13, 2021 – 11 pages
- Preliminary Development Plan, dated May 13, 2021 – 25 pages
- Modification Request Letter, dated March 22, 2021 – 3 pages
- Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Canyon View Properties /Developer
Applicant’s Representative	Gary R. Rauscher
Location of Property	510 NE Chipman Rd
Size of Property	±7.21 acres - phase II (proposed) ±6.75 acres - phase I (existing) ±13.96 acres total overall project
Number of Lots	1
Dwelling Units	144 (proposed) 100 (existing) 244 units total overall project
Density	19.97 units per acre - phase II (proposed) 14.81 units per acre - phase I (existing) 17.48 units per acre - overall project density
Zoning (Existing)	RP-4 (Planned Apartment Residential District)
Comprehensive Plan Designation	Medium/High-density Residential
Procedure	The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan. Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) 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.

Current Land Use
The 7.21 acre subject site of the proposed apartment development is a vacant, undeveloped property located just north of the existing phase I of the Summit Point Apartments.

Description of Applicant’s Request

The applicant is seeking approval of a preliminary development plan for a 144-unit addition to an existing apartment development. The applicant seeks modifications to the minimum parking requirements; a modification to the allowed RP-4 density; and an interior building setback.

2. Land Use

Description and Character of Surrounding Area

The property to the north is zoned RP-4 and is the site of the Amlı Summit Ridge apartment development. East of the subject site is the RP-3 zoned English Manor four-family residential subdivision and the R-1 zoned St. Matthews Church. South of the proposed project is the RP-4 zoned existing phase I of the Summit Point Apartments. Lee’s Summit North High School is located to the west.

Adjacent Land Uses and Zoning

North:	RP-4 (Planned Apartment Residential District)— Summit Ridge Apartments
South:	RP-4 (Planned Apartment Residential District)— Phase I of the Summit Point Apartments
East:	RP-3 (Planned Residential Mixed Use District)—English Manor four-family residential subdivision and St. Matthews Church
West:	R-1 (Single-Family Residential) Lee’s Summit North High School

Site Characteristics

The site generally slopes from the south to the north. The northern third of the property is heavily treed, the remaining land area is a vacant field.

Special Considerations

Based on the FEMA National Flood Hazard Map Panel # 29095C0436G (eff. 1/20/2017) there is an unnumbered Zone A of the FEMA floodplain that is present along the northern property line.



3. Project Proposal

Site Design

Land Use	
Phase I (Existing)	±6.75 acres (294,030sf.)
Phase II (Proposed)	±7.21 acres (314,067.6 sf.)
TOTAL	±13.96 acres (608,097.6 sf.)

Density

		UDO Maximum
Phase I (Existing)	14.81 units/acre	
Phase II (Proposed)	19.97 units/acre	
TOTAL	17.48 units/acre*	12.0 units/acre

*requires modification

Parking

Proposed		Required	
Total parking spaces proposed:	230 (existing) 245 (new) 475 total*	Total parking spaces required:	500
Accessible spaces proposed:	8	Accessible spaces required:	8
Parking Reduction requested?	Yes	Off-site Parking requested?	No

*requires modification

Setbacks

Yard	Building / Parking Required	Building / Parking Proposed
Front	50' (Building) / 20' (Parking)	50' (Building) / 20' (Parking)
Side	10' (Building) / 20' (Parking)	10' (Building) / 20' (Parking)
Rear	20' (Building) / 20' (Parking)	30' (Building) / 20' (Parking)

Apartment Structure(s) Design

Number and Proposed Use of Buildings	
6 multi-family buildings, 1 clubhouse and pool	
Building Height	
27'-11/16" (clubhouse)	
43'-9 1/8" (3-story multi-family building)	
Number of Stories	
3 stories (multi-family buildings)	
1 story (clubhouse)	
Building Type	
Type A Apartment Unit (3 story)	3 Buildings

Type B Apartment Unit (3 story)	1 Building
Type C Apartment Unit (3 story)	2 Buildings
Clubhouse (1 story)	1 Building
Unit Type	
1 and 2 bedroom (existing)	100 units
1 Bedroom (proposed)	48 units
2 Bedroom (proposed)	72 units
3 Bedroom (proposed)	24units
Total	244 units

Amenities

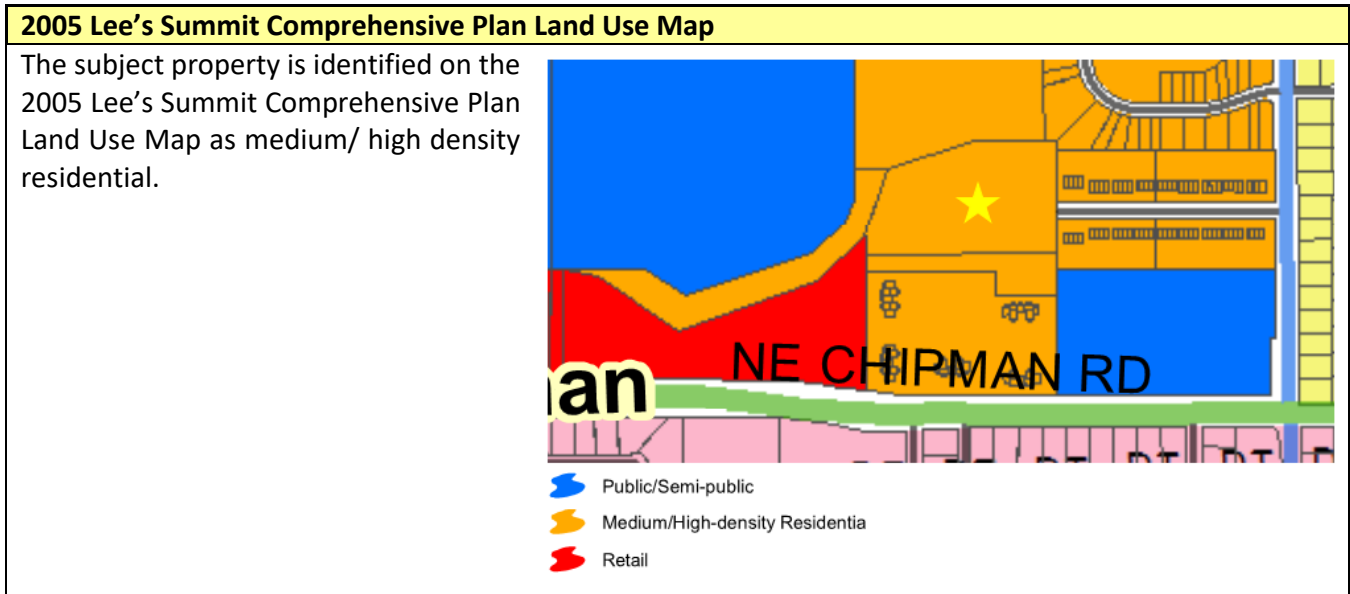
The applicant is proposing to construct a new clubhouse with a pool.

4. Unified Development Ordinance (UDO)

Section	Description
4.130	RP-4 Planned Apartment Residential District
7.120	Subdivision approval; preliminary development plan as substitute for preliminary plat
7.060	Modifications

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.3 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3 Objective 3.4



6. Analysis

Background and History

- March 20, 1973 – The City Council approved a rezoning from R-1 to R-3A-P (now RP-4) (Appl. #1972-022) for Summit Station by Ordinance No. 1438.
- April 2, 1985 – The City Council approved the final plat (Appl. #1985-193) for Summit Point, 1st Plat by Ordinance No. 2630.
- November 5, 1985 – The City Council approved a site plan (Appl. #1985-091) for Summit Point Apartments.
- November 19, 1991 – The City Council approved the final plat (Appl. #1991-168) for Summit Point Condominium by Ordinance No. 3592.

Compatibility

Existing apartment developments are located to the north and south of the proposed project. To the east, the area transitions to four-family residential development. To the west is Lee's Summit North High School. St. Matthews Church is located south east of the proposed development. This transition of uses from the proposed multi-family development, to four-family residential and public/semi-public uses follows good planning principles of buffering land uses of various intensities.

Adverse Impacts

With conditions of approval, the proposed apartment development will not detrimentally affect the surrounding area. The proposed buildings are similar to the existing apartment uses to the north and south of the subject site.

The proposed development is not expected to create excessive noise and air pollution as the proposed multi-family residential use is near uses with similar operating characteristics.

Stormwater

The proposed development will cause an increase in stormwater runoff that will be managed on-site by the construction of a detention pond located in the northeast corner of the property.

The proposed project is located adjacent to an Unnumbered Zone A of the FEMA floodplain along its northern property line. In an Unnumbered Zone A, base flood elevations have not been modeled by FEMA. The applicant was requested to provide a HEC-RAS study that extends from the FEMA model to the proposed development in order to determine a base flood elevation for the subject property. The applicant has provided a HEC-RAS study, but it did not tie to the FEMA model. This was based on their opinion that they had provided a more conservative model.

In order for City Staff to have a proper level of confidence when issuing any form of development permit for this development, the applicant will need to provide a revised HEC-RAS study. The applicant has indicated that they are willing to consider providing the additional information at a later date. Staff is willing to support the proposed preliminary development plan, but does not recommend approving any final development plans until the applicant's HEC-RAS model has been revised and the results have been reviewed and accepted by the City. The HEC-RAS model and possible FEMA map amendment may be required to be submitted to and approved by the governing authority, FEMA.

Public Services

Transportation or public utility improvements are not required for the proposed project and the existing public facilities and services are available and adequate to meet the demand generated by the proposed use. The proposed use will not impede the normal and orderly development and improvement of the surrounding property. The site will be accessed through the existing street network and incorporates adequate ingress and egress. A gated entrance (with Knox Box) will be located adjacent to the proposed cul-de-sac on NE English Manor Dr.

Site Design

The materials for the proposed buildings include stucco, lap siding, cultured stone, board and batten siding. Roofing materials will be asphalt shingles with bronze standing seam metal roofing on the dormers.



Unified Development Ordinance

The requested RP-4 (Planned Apartment Residential District) was established to provide opportunities for medium/high-density residential development at a maximum density of 12 units per gross acre. The RP-4 District provides for a mix of multi-family attached dwelling units and/or apartments.

The RP-4 zoning district is designed for areas served by publicly provided sanitary sewer. Should the requested preliminary development plan and related modifications be granted, the proposed development would satisfy the requirements of the UDO.

Modifications

Density and Minimum Lot Size. Modifications requested. **Staff supports the requested modifications.**

- Required – 12 dwelling units per acre maximum in the RP-4 district
- **Proposed** – 17.48 dwelling units per acre
- **Recommendation** – In keeping with similar multi-family communities within Lee’s Summit, the applicant has requested a modification to the overall density. The requested density for the apartment development is lower than recently approved apartment complexes, most comparable to the Village at View High Apartments and Aria. 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	21.3	14.6 units/acre
Residences at New Longview	309	15.5	19.9 units/acre
New Longview Apts. (AMLI)	206	8.1	25.4 units/acre
The Fairways at Lakewood	272	13.0	21.1 units/acre
The Residences at Echelon	243	11.5	21.8 units/acre
Streets of West Pryor Apartments (proposed)	250	6.9	36.2 units/acre
Streets of West Pryor Senior Living (proposed)	165	6.8	24.2 units/acre
Aria	480	61.9	21.3 units/acre
Stag’s Field	356	26.06	13.7 units/acre

Minimum Parking Requirements. Modification requested. **Staff supports the requested modifications.**

- Required – Section 8.530 of the UDO requires a minimum 1.5 parking stalls per 1 or 2 bedroom units, 2.0 parking stalls per 3 bedroom units plus 0.5 guest parking stalls per unit. The UDO requires 500 parking stalls total for the development (phase I and phase II).

- Proposed – The applicant has requested to reduce the total number of proposed parking stall from 500 to 475.
- Recommendation – Staff evaluated the request using information published by the Urban Land Institute (ULI). For the rental residential land use, this resource indicates a parking ratio of 1.50 spaces per unit for the residents. Additionally, a ratio of 0.15 spaces per unit is to be provided for visitor parking. The total parking ratio for the rental residential land use is 1.65 spaces per unit.

Additionally, the proposed development was evaluated with the parking requirements of other comparable suburban cities in the Kansas City area. Based on the data from comparable cities, the parking ratio of 1.98 spaces per unit required by Lee’s Summit is higher than any of the other cities. The resulting parking ratios are provided in the table below. Using this rational staff believes the requested modification is reasonable.

Comparable Cities Parking Requirements	
City	Parking Ratio
Blue Springs	1.68 per unit
Independence	1.00 per unit
Raymore	1.50 per unit
Olathe	1.50 per unit
Lenexa	1.85 per unit
Overland Park	1.62 per unit

Minimum Principal Building Setback. Modification requested. **Staff supports the requested modifications.**

- Required – Section 6.040 of the UDO requires a minimum 10’ setback from a side yard lot line.
- Proposed – The applicant has requested to reduce the 10’ required setback to 0’ for building B1-1.
- Recommendation – At the culmination of Phase II, the proposed development will be one apartment complex on two lots. Both lots are owned and managed by the same parent company. The applicant has stated due to funding reasons the two lots cannot be combined at this time. Given that the requested modification is limited to an interior lot line and the development will function as a cohesive unit, staff believes the request is reasonable.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the maximum density of 12 units per acre in the RP-4 district,

to allow a density of 17.48 units per acre in the RP-4 district.

2. A modification shall be granted to the minimum parking requirements to reduce the required number of parking stalls from 500 to 475.
3. A modification shall be granted to the minimum principal building setback, to allow 0' setback from the south property line for building B1-1 as depicted on the plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.
4. Site development and architectural elevations shall be in accordance with plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.
5. A revised HEC-RAS study shall be provided, in accordance with staff supplement review comments dated June 4, 2021, and provided as an attachment to this staff report.

Standard Conditions of Approval

6. 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.
7. 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 site development permits or the start of construction (excluding land disturbance permit).
8. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
9. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
10. Private parking lots shall follow the Unified Development Ordinance for pavement thickness and base requirements.
11. 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.
12. 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 2018 International Fire Code.
13. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4-inch Storz type fitting and located

within 100 feet of a fire hydrant, or as approved by the code official.

Several of the buildings do not meet this requirement and will need to be corrected on the Final Development Plan.

14. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
15. All hydrants and the asphalt base of the parking lot shall be installed and hydrants operational before going vertical with combustible construction materials.
16. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
17. A final plat shall be approved and recorded prior to any building permits being issued.