

Criteria for considering preliminary development plan applications. In considering any preliminary development plan application, the UDO in Section 2.260.C, that the Planning Commission and the City Council may give consideration to the following criteria:

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected;

Paragon Star is designed to be built and operated as a mixed-use development with high quality architecture and open spaces. The project design has been developed with the intent of meeting safety standards for vehicular and pedestrian traffic, emergency and fire vehicular access, environmental sustainability considerations, land uses, and governing codes. The project is designed to protect and enhance the surrounding natural context, including the Little Blue River corridor. The project's focus on recreation, including the sports complex and other open spaces, will provide a health amenity for Lee's Summit and the surrounding region.

2. Development will not impede the normal and orderly development and improvement of the surrounding property; and

The site plan has been developed in concert with the natural surroundings and includes the preservation and enhancement of open spaces including the Little Blue River corridor and connection to the Rock Island Trail. The project deliberately concentrates development in a way that allows for lower density open spaces to border surrounding properties, so as not to impede normal development and improvement of these properties. The project utilizes existing and proposed landscape features, including mature trees and the river, to further decrease impacts on surrounding properties. Pedestrian and vehicular improvements made as part of the project create a public benefit by enhancing access to project amenities and surrounding areas.

3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.

A Traffic Impact Study (TIS) report has been completed and accepted by Lee's Summit Public Works staff. The TIS report demonstrated that the development will have adequate access to View High Drive and provide acceptable Levels of Service with the internal connections and circulation patterns. Other transportation improvements programed with the development will very much improve existing and future traffic flows in the study area. In addition, modifications to the existing I-470 and View High Drive interchange to convert into a Diverging Diamond have been coordinated with and approved by MoDOT.

During the rezoning process, the City Council considered the more detailed rezoning considerations and rezoned the property PMIX (Planned Mixed Use District). The Preliminary Development Plan presented the Sports Complex and road layout. The Village was shaded to indicate it was a concept area that would be subject of a subsequent PDP. This is that Application.