



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-382 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments
Applicant	Andrew Mackey
Location	721 NE Meadowview Dr, 781 NE Meadowview Dr, 821 NE Custer Dr, 3301 NE Akin Blvd and 3430 NE Ralph Powell Rd
Planning Commission Date Heard by	December 2, 2021 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: July 20, 2021
Neighborhood meeting conducted: October 11, 2021
Newspaper notification published on: November 13, 2021
Radius notices mailed to properties within 300 feet on: November 10, 2021
Site posted notice on: November 12, 2021

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated November 22, 2021 – 2 pages
Storm Drainage Analysis by McClure, dated October 1, 2021 – 1 page
Preliminary Development Plan, dated November 1, 2021 – 22 pages
Rezoning Exhibit, dated October 28, 2021 – 1 page

Modification Request Letter, dated November 1, 2021 – 1 page
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Andrew Mackey
Applicant's Representative	Patricia Jensen / Rachele Biondo
Location of Property	721 NE Meadowview Dr, 781 NE Meadowview Dr, 821 NE Custer Dr, 3301 NE Akin Blvd and 3430 NE Ralph Powell Rd
Size of Property	±7.81 acres (Lot 1) ±4.15 acres, (Lot 2) ±11.96 acres total acres
Number of Lots	2 lots
Number of Buildings	12 total – 10 apartment buildings + clubhouse
Dwelling Units	84 – 1 Bedroom units 192 – 2 Bedroom units 276 – Multi-family units (apartments)
Density	23.1 units per acre - RP-4 (12 units/acre max)
Current Zoning	CP-2 (Planned Community Commercial District)
Proposed Zoning	RP-4 (Planned Apartment Residential District)
Comprehensive Plan Designation	Office
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no duration period associated.</p> <p>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.</p>

Current Land Use

The subject property is comprised of 5 undeveloped platted commercially zoned lots.

Description of Applicant's Request

The applicant proposes to rezone 11.96 acres located at 721 NE Meadowview Dr, 781 NE Meadowview Dr, 821 NE Custer Dr, 3301 NE Akin Blvd and 3430 NE Ralph Powell Rd from CP-2 (Planned Community

Commercial District) to RP-4 (Planned Apartment Residential District) to construct a 276 dwelling unit multi-family (apartment) development. The subject application shall also act as the preliminary plat in accordance with UDO requirements.

2. Land Use

Description and Character of Surrounding Area

The subject site is bordered by RP-4 zoned multi-family residential along the western property line. The properties to the north, east and south are zoned CP-2 and have been development as Chapel Ridge Business Park, consisting largely of professional and medical office uses.

Adjacent Land Uses and Zoning

North (across NE Custer Dr):	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
South:	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
East:	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
West (across NE Akin Blvd):	RP-4 (Planned Apartment Residential District) – The Fairways at Lakewood

Site Characteristics

The northern half of the overall project site generally slopes from the southeast to the northwest. The south half of the property slopes primarily north to south. The subject site is relatively devoid of trees and is covered with grass. Public infrastructure (roads, storm, water & sewer) currently exist adjacent to the property boundaries.

Special Considerations

N/A

3. Land Use

Site Design

Land Use	
Impervious Coverage:	54%
Pervious:	46%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	444	Total parking spaces required:	414
Accessible spaces proposed:	11	Accessible spaces required:	8
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

Yard	Required	Proposed
Front	20'	20'
Side	10'	20'
Rear	20'	20'

Structure(s) Design

Number and Proposed Use of Buildings
10 multi-family buildings and 1 clubhouse
Building Height
47' 8" multi-family buildings 30' 0" clubhouse
Number of Stories
3 stories (multi-family buildings) 1 story (clubhouse)

4. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.60,2.300	Rezoning with Preliminary Development Plan
4.130	Zoning Districts
7.060	Modifications

6. Analysis

Background and History

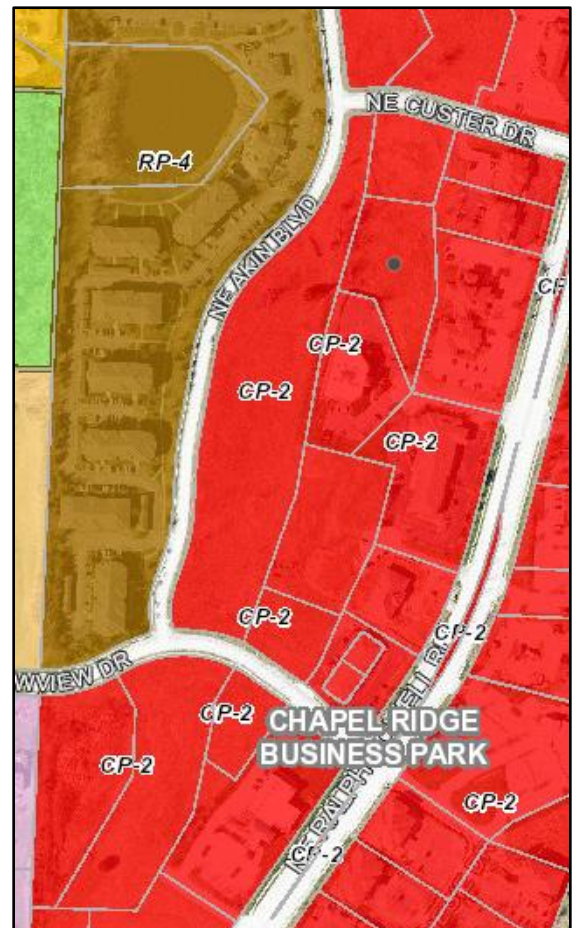
- May 4, 2006 – City Council approved a change in zoning classification from AG and CP-2 to CP-2 and RP-4 on land located south of Woods Chapel Road and approved a preliminary development plan for Chapel Ridge West (Appl. #2006-022 & Appl. #2006-023), by Ordinance No. 6181.
- November 9, 2006 – The City Council approved the final plat entitled *Chapel Ridge Business Park, Lots 19-22 and Tracts L & M* (Appl. #2006-179) by Ordinance No. 6295.
- May 20, 2021 – The Planning Commission adopted the 2021 Lee’s Summit Ignite Comprehensive Plan (Appl. #PL2021-001) by Resolution No. 2021-01.

Analysis of Rezoning

The properties on the north, south and east are zoned CP-2 and are comprised largely of professional and medical office uses. To the west of the subject properties is the existing 272-unit Fairways at Lakewood multi-family development. The proposed multi-family development is markedly similar in size (11.96 acres vs 13.0 acres) and density (23.1 units/acre vs 21.1 units/acre) to the Fairways at Lakewood.

The Comprehensive Plan seeks to achieve a high-quality living environment and diversified housing market by providing for diverse housing types in an effort to meet the changing housing needs of the community. The Comprehensive Plan also encourages developments that integrate diverse housing types and styles. By effectively integrating multi-family residential development into the fabric of land uses, the plan seeks to minimize the negative impact of multi-family development.

By locating the proposed project adjacent to the existing Fairways Apartment Homes, the development acts as an additional buffer and transition into the single-family neighborhood to the west and minimizes the impact on single-family homes while meeting the goal of increasing the availability of housing types in the City.



Compatibility

The proposed multi-family development is a compatible use for the area and is similar to the uses on adjacent properties. Additionally, the location of the development provides for a further buffer between I-470 and the existing commercially zoned property on the east and the existing single-family homes in the Chapel Oaks residential subdivision further to the west.

The proposed building materials are similar and compatible with existing apartment developments in the area and throughout the City and include board & batten siding, lap siding, wood look panels, brick/stone

vener, vertical metal siding and cementitious stucco. The roofing will be a mix of asphalt shingles and metal roof materials.



Adverse Impacts

The proposed development is not expected to negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The use is consistent with the existing multi-family nature of the development west of the subject property.

Public Services

The proposed preliminary development plan will not impede the normal and orderly development and improvement of the surrounding property. The subject site is a part of the previously approved Chapel Ridge Business Park development. As the proposed impervious area is in line with the previously approved development, stormwater treatment will be provided by the existing regional detention basin.

Unified Development Ordinance

The requested RP-4 Planned Apartment Residential District is 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 applicant has proposed a density of 23.1 units per acre.

2017 Multi-family Housing Assessment

In 2017, the City commissioned a study to evaluate future market demand and support for new rental housing developments in response to a sudden increase in the number of approved luxury multi-family projects between 2014 and 2016. The study focused on market-rate and luxury multi-family family demand. One of the goals of the study was to develop a 10-year luxury multi-family housing demand forecast through 2027. The table below provides a snapshot in time of the current supply relative to the study’s forecasted demand of luxury multi-family dwelling units for the city through 2027. The table is summarized as follows:

- 6,776 dwelling units – forecasted demand through 2027
- 2,121 dwelling units – current undersupply relative to 2027 forecasted demand (based on existing inventory + units under construction)
- 3,341 additional dwelling units have received approval or conceptual approval to date but have not begun construction

Based on Study Dated 5/9/2017	Dwelling Units	Notes
2027 Overall Demand	6,776	

Supply: Existing Modern Units	2,304	
Supply: Units Under Construction	647	
Supply: Units Approved	1,506	
Supply: Combined	4,457	Existing + U/C + Approved
Demand Greater than Supply	2,319	Demand - Supply
Updated as of 9/17/2021		Notes
2027 Overall Demand	6,776	
Supply: Existing Modern Units	4,317	
Supply: Units Under Construction	338	
Supply: Units Approved	2,603	
Supply: Conceptual	738	
Total Supply	7,996	Existing + U/C + Approved + Conceptual
Net Demand Comparison with update		Notes
2027 Demand - Existing	2,459	Demand - Existing Units
2027 Demand - Construction	2,121	Demand - Existing Units - U/C
2027 Demand - Approved	-480	Demand - Existing Units - U/C - Approved
2027 Demand - Conceptual	-1,220	Demand - Existing Units - U/C - Approved - Conceptual

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; and minimum 3,500 sq. ft. lot size per dwelling unit
- **Proposed** – 23.1 dwelling units per acre; and 1,887.6 sq. ft. lot size per dwelling unit
- **Recommendation** – In keeping with similar multi-family communities within Lee’s Summit, the applicant has requested the following modifications to the overall density and minimum lot size of the proposed community. The requested density for the apartment development is fairly common among other approved apartment complexes, most comparable to the Fairways at Lakewood, New Longview Apartments, The Residences at Echelon and Aria. The table below compares the proposed density with that of other similar developments.
 1. Modification of UDO Sec. 6.030, Table 6-2, Density, to allow 23.1 units to the acre for the RP-4 district instead of 12 units per acre.
 2. Modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, to allow 1,887.6 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.

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	250	6.9	36.2 units/acre
Streets of West Pryor Senior Living	165	6.8	24.2 units/acre
Aria	480	61.9	21.3 units/acre
Stag's Field	372	34.8	13.7 units/acre

High-impact Landscape Buffer. Modification requested. **Staff supports the requested modification.**

- **Required** – A six-foot high masonry wall or opaque vinyl fence and low impact screening shall be planted on both sides of the wall or the fence.
- **Proposed** – The applicant has requested approval of a landscaping plan that provides a natural screen buffer in lieu of the required 6’ fence along the property line.
- **Recommendation** – The adjoining properties are low-intensity office uses with single-story structures. The subject site generally sits 10’-15’ lower than the adjacent commercial properties. Given the elevation differences between the adjacent uses, the installation of the required 6’ fence will be ineffective. Additionally, the narrow nature of the subject site and the location of a proposed retaining wall will further complicate the installation of the required buffer. The applicant has proposed a landscape plan designed to include shrubs, ornamental and evergreen trees. Clustering of the landscaping material will be utilized to screen the proposed development from visible sections of the existing buildings. For these reasons staff supports the proposed modification.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 23.1 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,887.6 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.

3. A modification of UDO Sec. 8.750 shall be granted to remove the required 6' high masonry wall or opaque vinyl fence from the high impact landscape buffer, with the landscape buffers to be installed in accordance with the submitted landscape plans dated November 1, 2021.
4. All sidewalks shall be installed per the requirements of the UDO and Design and Construction Manual (DCM).
5. All trash enclosure gates shall be solid steel opaque gate painted to be compatible with the color of the masonry or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
6. Development shall be in accordance with the preliminary development plan dated November 1, 2021.
7. During the Final Development Plan phase of the project, the proposed individual public water meters, for the domestic water service for each unit, shall be shown in their general location within right of way or easement, in a location that is accessible to Water Utilities staff. If the applicant decides to utilize a master meter, it too will be required to be located within the right of way or easement. Sub-meters may be utilized after the master meter, at the developer's expense.
8. During the Final Development Plan phase of the project, show all the connections along the west side of Akin Blvd. Driveway spacing and alignment shall comply with the requirements of the UDO and Design and Construction Manual (DCM).

Standard Conditions of Approval

9. 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.
10. 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).
11. 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.
12. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
13. 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.
14. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
15. 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.

16. 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.
17. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
18. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
19. 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.
20. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
21. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
22. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
23. A final plat shall be approved and recorded prior to any building permits being issued.