

DISCOVERY CROSSING REZONING & PRELIMINARY DEVELOPMENT PLAN

PL 2024 E-157
CITY COUNCIL
OCTOBER 8, 2024



Applicant's Request

Approval of a rezoning from R-1 to PMIX and Preliminary Development Plan for development of an 84,650 sq. ft. retail/commercial development.

Proposed development includes one (1) modification request.



Project Information

FIGURE 5

Master Plan

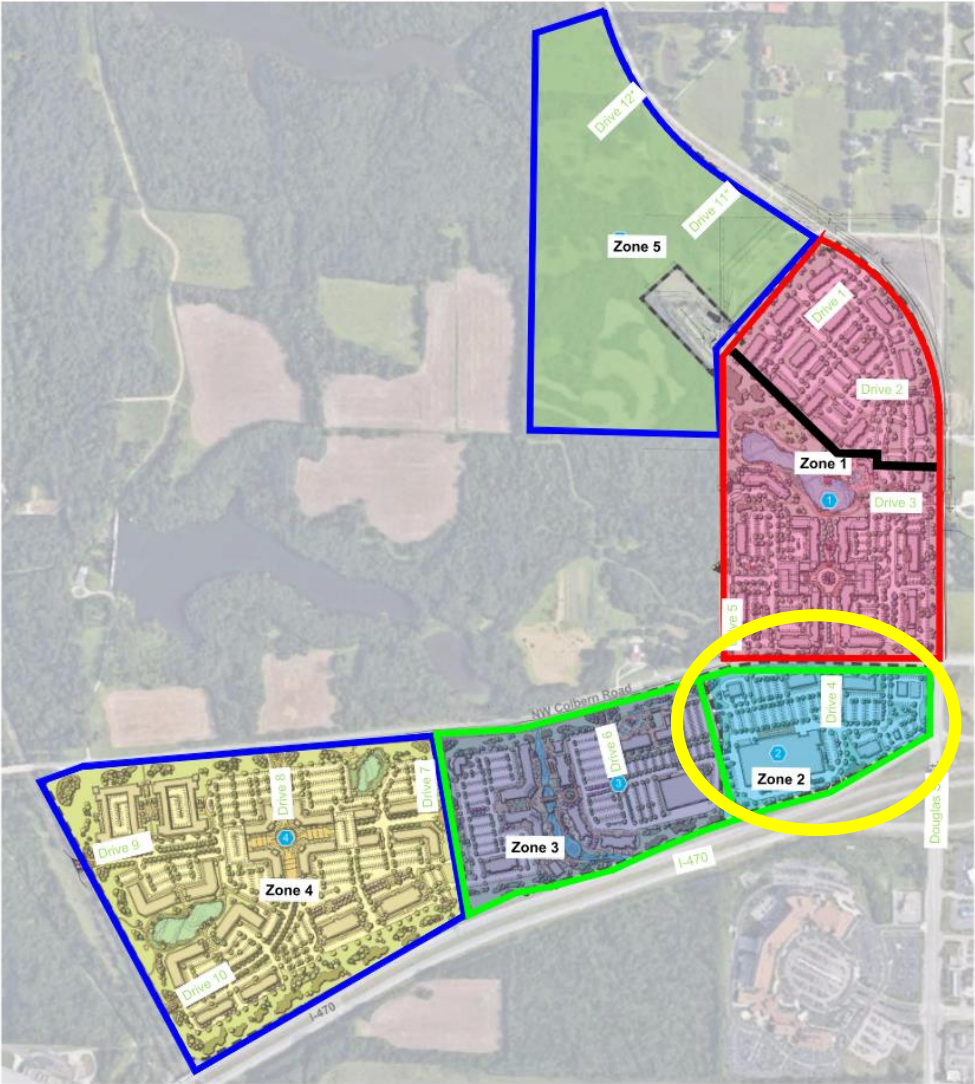
Discovery Park TIS
Lee's Summit, MO



LEGEND

- Phase 1 Development
- Phase 2 Development
- Phase 3 Development

* General Location, access not defined



NOT TO SCALE

Area/Zoning Map

1810 NE Douglas St and
101 NW Colbern Rd

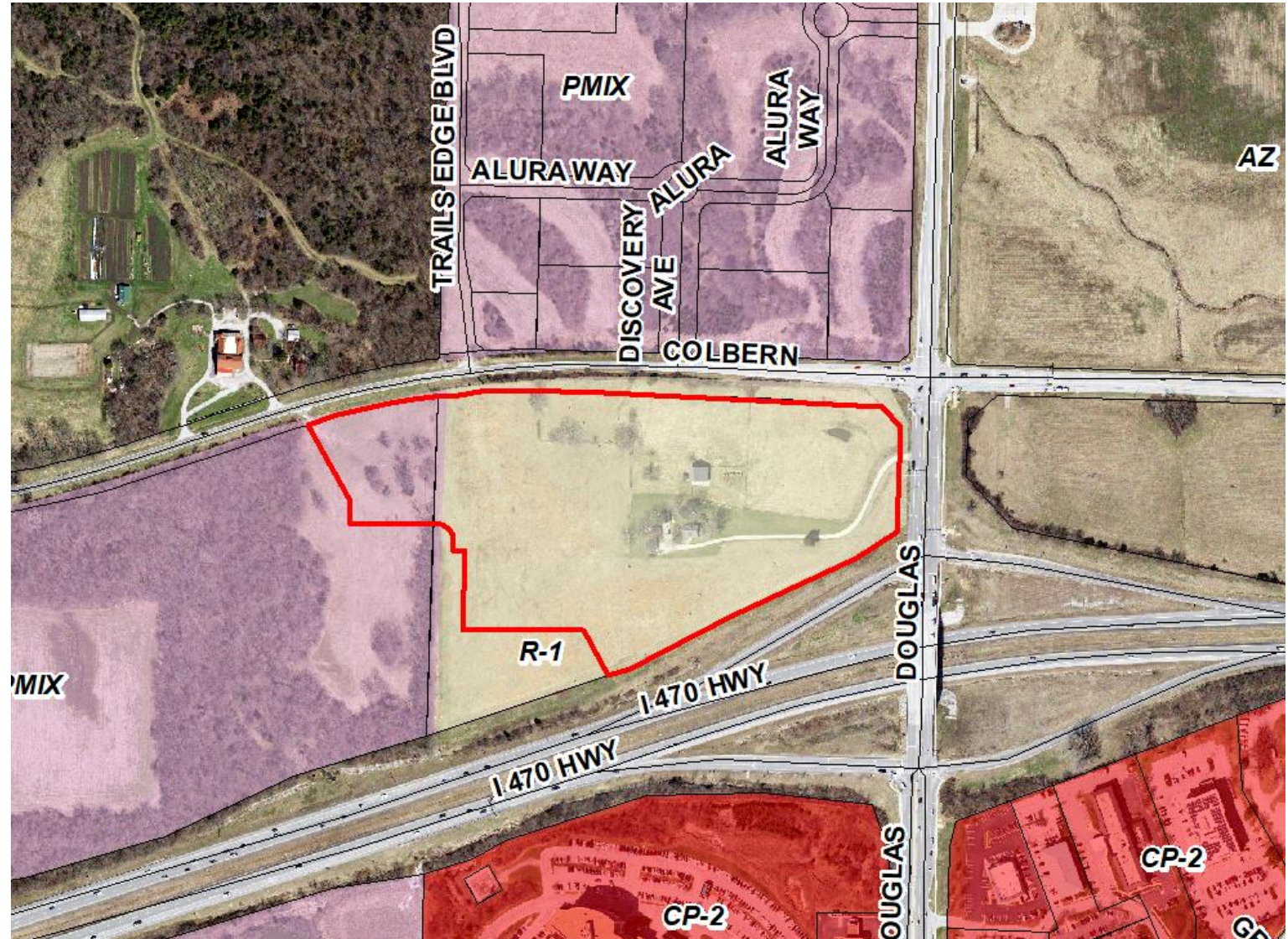
Proposed PMIX Zoning District

West – PMIX (Planned Mixed Use)

South – I-470

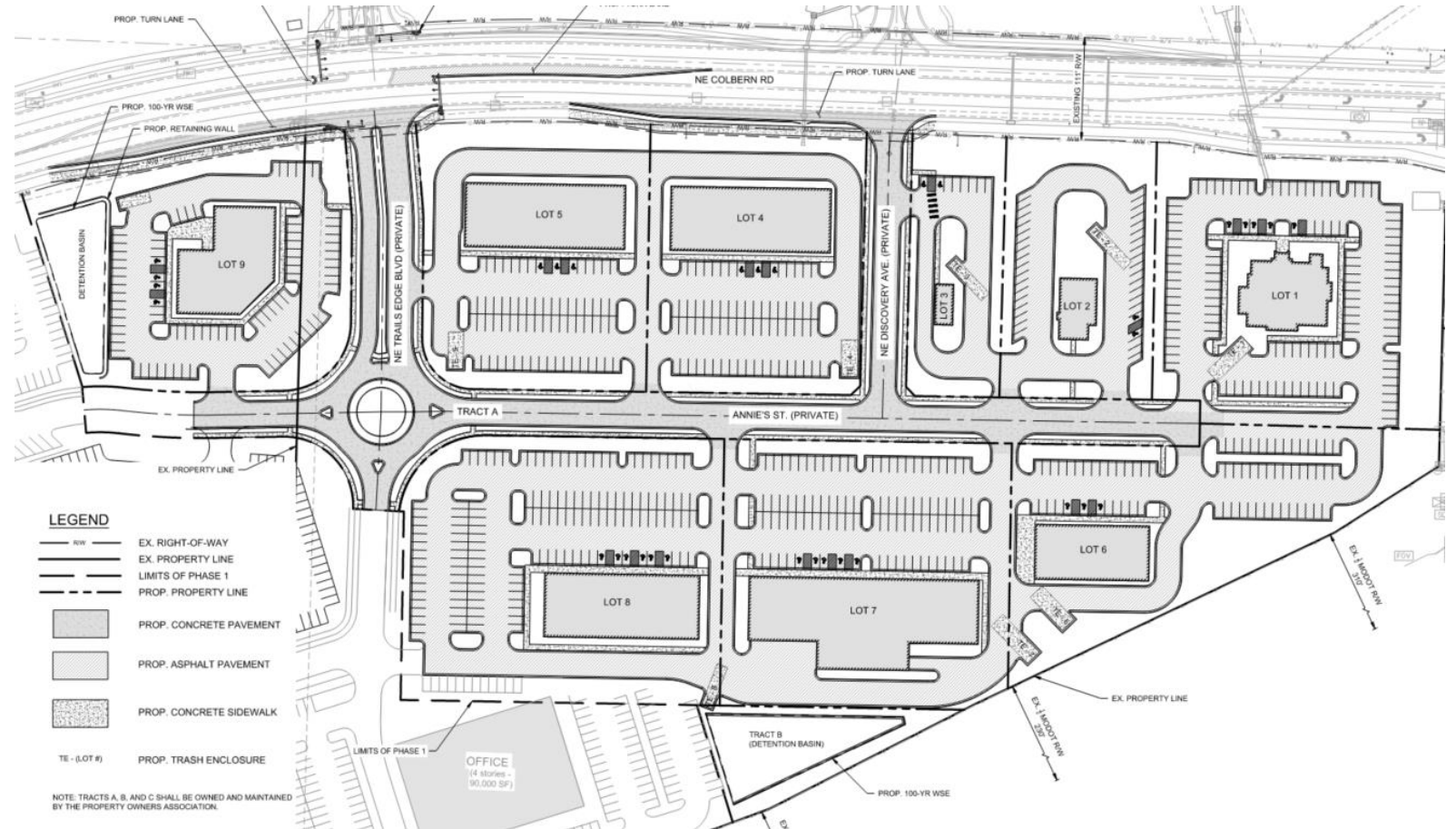
East – AZ (Airport Zone)

North – PMIX



Project Information

Specification	Proposed
# of Buildings	9
# of Stories	1
Floor Area Ratio	0.13 total
Building Size	84,650 total sq. ft.
Parking	739
Land Coverage	68% total impervious



Application Information

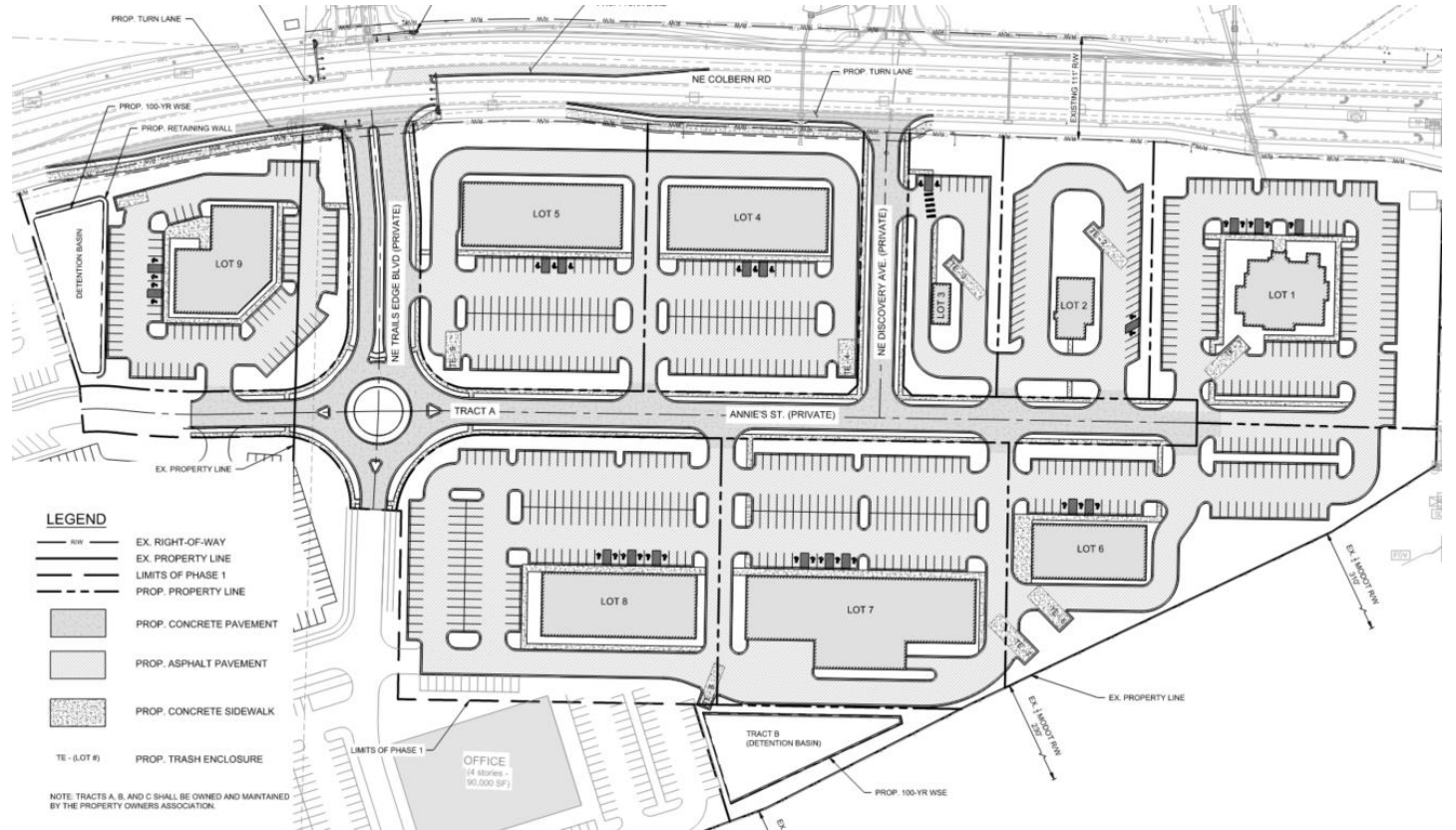
Neighborhood meeting held on July 17, 2024

One (1) member of the public attended the meeting, who discussed the future residential uses in the overall Discovery Park development.

Staff has received no comments from the public regarding this application.

Modifications are being requested for:

- Parking setback from I-470



Design Guidelines

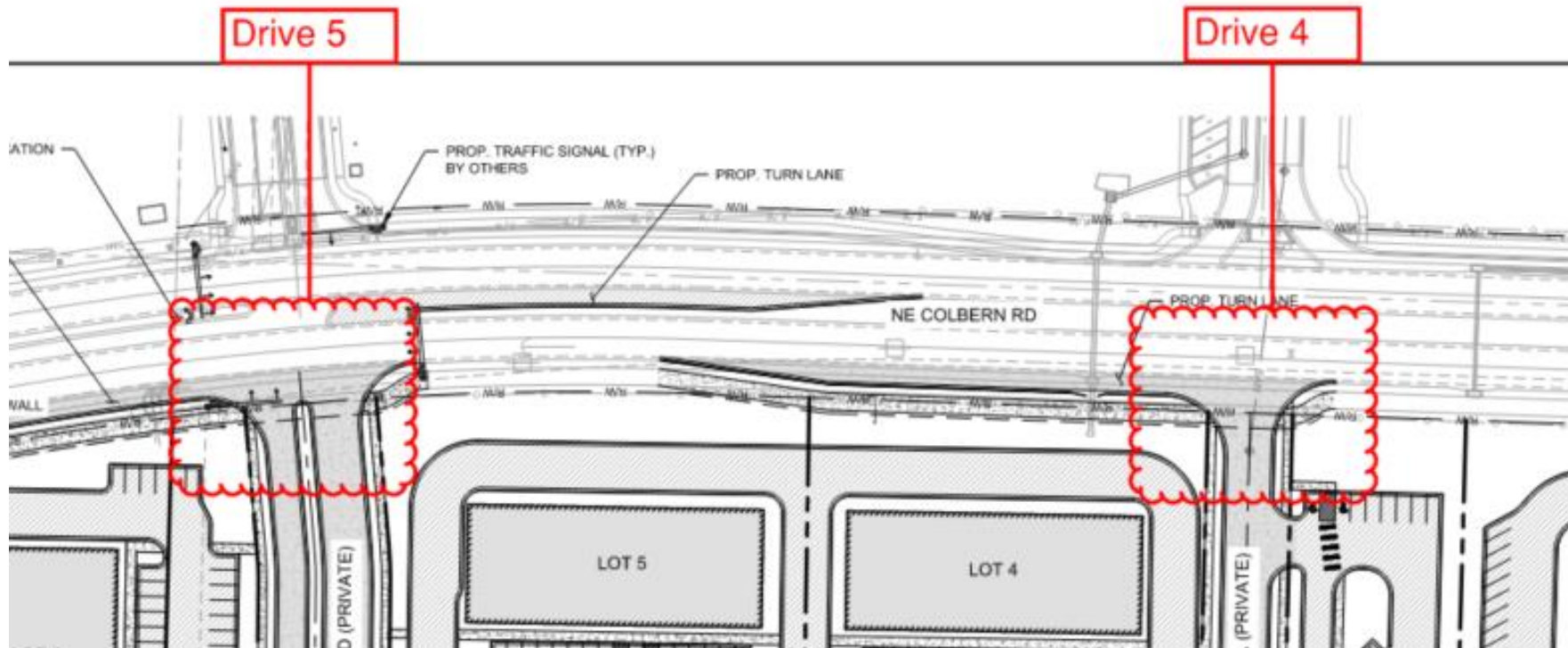


Materials:

- Brick
- Cement fiberboard
- Aluminum accents
- Glazing



Road Improvements



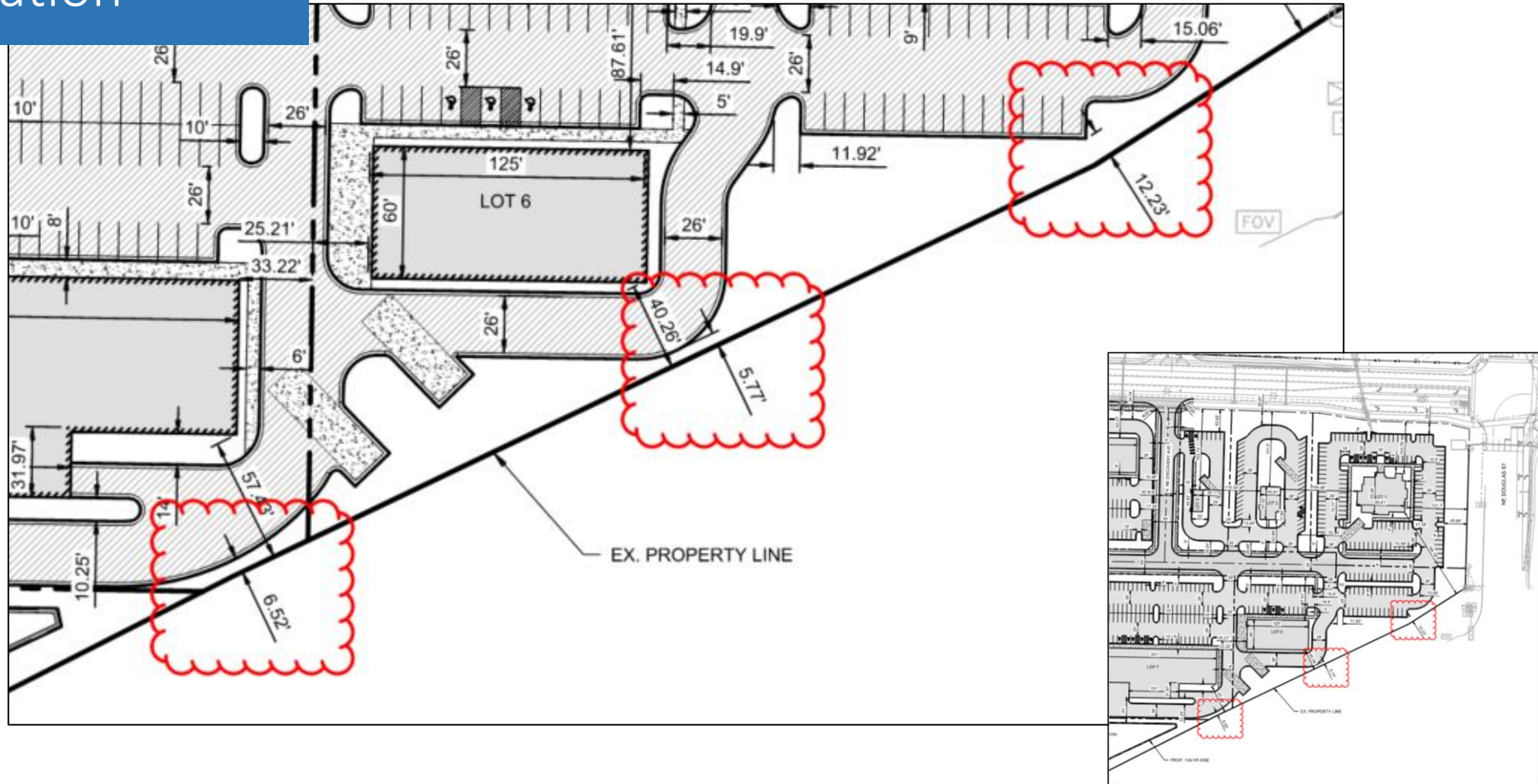
Drive 5

- Signalized intersection
- WB left-turn lane
- EB right-turn lane

Drive 4

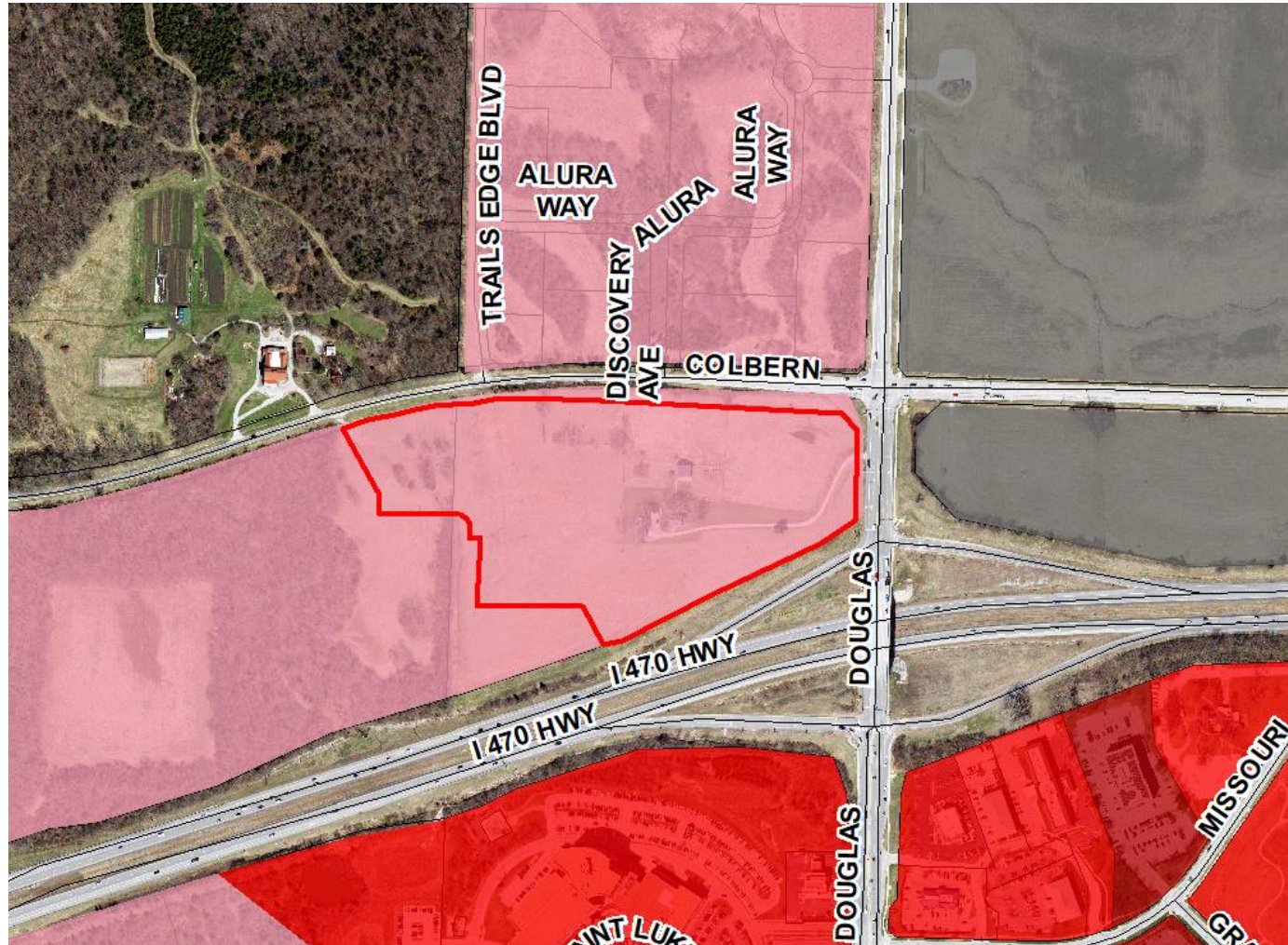
- Right-in/right-out
- EB right-turn lane

Modification



- Required – Min. 20' parking lot setback from ROW
- Proposed – Min. 5.77' parking lot setback from I-470 ROW

Staff Analysis



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Recommendation

1. A modification shall be granted to the minimum 20' parking lot setback from the right-of-way, to allow a minimum 5.77' parking lot setback along the I-470 right-of-way.
2. Development shall be in accordance with the preliminary development plan with a revision date of July 26, 2024; landscape plan with a revision date of July 30, 2024; architectural renderings uploaded June 20, 2024; and design guidelines prepared by the developer uploaded June 20, 2024.
3. The development standards (e.g. setbacks, building heights, lot sizes, etc.) and range of allowable land uses that will govern the subject PMIX development shall be the established development standards and allowable land uses of the CP-2 zoning district.
4. Development shall be in accordance with the recommended road improvements included in the TIA dated, August 28, 2024, prepared by Erin Ralovo, P.E., Senior Staff Engineer.

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