


City of Lee's Summit

Development Services Department

January 6, 2017

TO: Planning Commission

FROM: Robert G. McKay, AICP, Director of Planning and Special Projects 

RE: **Continued PUBLIC HEARING – Appl. #PL2016-114 – PRELIMINARY DEVELOPMENT PLAN – approximately 7.11 acres located at the southeast corner of NW Blue Pkwy and NW Colbern Rd for the proposed Summit Village; Newmark Grubb Zimmer, applicant**

Commentary

This preliminary development plan application is for the proposed Summit Village development located on land that was annexed into the city in 2011. The subject preliminary development plan covers two lots on 7.11 acres that yield a total building area of 38,500 square feet. The project is proposed to be completed in multiple phases. Phase I is composed of Lot 1, which contains an 18,500 sq. ft. eye care and surgery center that has its own phasing option for construction. Construction of the 18,500 square foot building may be divided into a 6,500 sq. ft. Phase IA and a 12,000 sq. ft. Phase IB. Phase II is composed of Lot 2, which contains two office/retail buildings that will be 10,000 square feet each. The proposed building elevations incorporate a significant amount of brick, block and stucco, plus the use of an architectural metal panel system to accentuate the entrances to the buildings on Lot 2.

A conceptual master plan for the surrounding 61 acres has also been submitted to illustrate how the subject 7-acre development ties into and relates to the long-term vision for the area. The conceptual master plan consists of 17 additional office/commercial use buildings totaling approximately 542,500 sq. ft. The future development of the area under the conceptual master plan will require separate preliminary development plan approval as additional phases of the development are implemented.

The applicant requests modifications to the high impact screening along the eastern property line of Lot 2. Staff supports the requested modification.

- 2 lots and 1 common area tract on 7.11 acres
- 55% proposed overall impervious coverage – 80% maximum allowed impervious coverage
- 45% proposed overall open area – 20% minimum required open area
- 0.15 proposed overall FAR – 0.55 maximum allowed FAR
- 193 parking spaces required – 203 parking spaces provided

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the required 20 foot wide high-impact landscape screen between the proposed site and the adjacent apartment development to the east of Lot 2, to allow medium impact landscape screening within a 10 foot wide buffer yard, plus a 6' vinyl fence with masonry piers along a portion the eastern property line of Lot 2 as requested.
2. Development shall be in accordance with the preliminary development plan, date stamped December 6, 2016.

3. Approval of the preliminary development plan is only for Lots 1 & 2. Development of the conceptual master plan outside of Lots 1 & 2 shall require preliminary development plan approval under separate application.

Project Information

Proposed Use: office/retail

Current Zoning: PMIX (Planned Mixed Use)

Proposed Zoning: PMIX (Planned Mixed Use)

Land Area: 135,036 sq. ft. (3.10 acres) – Lot 1
114,127 sq. ft. (2.62 acres) – Lot 2
22,651 sq. ft. (0.52 acres) – Tract A
309,501 total square feet (7.11 acres)

Building Area: 6,500 sq. ft. – eye care and surgery center (Lot 1 – Phase IA)
12,000 sq. ft. – eye care and surgery center (Lot 1 – Phase IB)
20,000 sq. ft. – office/retail (Lot 2 – Phase II)
38,500 total sq. ft.

Number of Lots: 2 lots and 1 common area tract

Location: SE corner of NW Blue Pkwy and NW Colbern Road

Surrounding zoning and use:

North (across NW Colbern Road): Unity Village—located outside city limits

South: PMIX—vacant property owned by Unity Reality, LLC

East: PMIX—vacant property owned by Unity Reality, LLC; and Unity Villa Apartments – located outside city limits.

West (across NW Blue Pkwy): PMIX—vacant property owned by Unity Reality, LLC

Background

- November 17, 2011 – The City Council approved a cooperative agreement by and among the City of Lee's Summit, MO, Unity Village and the Unity School of Christianity for the annexation and development of certain property located in Lee's Summit.
- December 15, 2011 – The City Council approved an ordinance providing for the concurrent detachment from Unity Village, MO, and annexation by the City of Lee's Summit, MO, of property legally described as consisting of the Phases 1, 2 and 3 Unity Development by Ord. #7130.
- December 20, 2012 – The City Council approved a zoning classification (Appl. #PL2012-124) to PMIX, on land south of NW Colbern Rd and east of M-350 Highway by Ord. #7270.

Analysis of Preliminary Development Plan

This preliminary development plan is for the construction of an 18,500 square foot eye care and surgery center (Lot 1) and two 10,000 square foot office/retail buildings (Lot 2). The remainder of the subject property is conceptually shown as 17 additional office/commercial buildings totaling approximately 542,500 sq. ft. to be constructed on the 61 acres adjacent to the subject

preliminary development plan. The area under the conceptual development plan will have to go back through the preliminary development plan approval process when it is ready to be developed.

High Impact Screening. Modification requested. **Staff supports the request.**

- Proposed – The applicant proposes to provide medium impact landscape screening with a minimum 10 foot wide buffer yard. The applicant shall also provide additional screening in the form of a 6 foot tall vinyl fence with masonry piers located along a portion of the eastern property line of Lot 2, between Summit Village and the adjacent Unity Villa Apartments.
- Required – high-impact screening along the east property line, adjacent to the Unity Village Apartments.
 - A twenty (20) foot buffer yard;
 - Low impact screening planted on both sides of the wall or the fence; and
 - Six foot high masonry wall or opaque vinyl fence
- Recommended – Lot 2 of Summit Village is bounded by Unity Villa Apartments to the east. The western border of the apartment site is composed of a mature stand of trees, a large covered carport structure and an apartment building. The existing trees and structures provide a significant physical buffer along the western border of the apartment site. In lieu of a low-impact landscape screen plus a 6’ vinyl fence along the entire length of the proposed Lot 2 adjacent to the apartments, the applicant proposes to install a medium impact landscape screen along the length of Lot 2 plus a 6’ vinyl fence only along an approximately 60’ long area where there is a physical gap between the carport and apartment building on the Unity Villa site. Staff supports the requested modification. Staff believes that the existing structures and landscaping on the apartment site coupled with the proposed landscaping and fencing on the proposed Summit Village site meets the intent of the buffer/screen requirements of the UDO.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Engineering

1. 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 plat and final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
2. All Engineering Plan Review and Inspection Fees shall be paid for prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
3. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit or prior to the approval of the Final Development Plan/Engineering Plans.
4. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.

5. Certain aspects of the development plan will be further reviewed during the final development plan phase of the project. This includes the alignment of the storm sewer at the intersection of NW Blue Pkwy and the new public street, and the analysis of the water system to determine if the proposed 8 inch water line is sufficient to serve future phases of the project.
6. 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.

Fire

7. 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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code. For information only. Automatic fire suppression shall be provided as required by Chapter 9.
8. IFC 507.5.1- 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.

Action required: Provide a hydrant plan that provide accessible hydrants that meet this requirement.
9. 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.

Action required: Show the location(s) of the FDC, and the hydrant within 100 feet.
10. Provide a detail for the island in the roundabout.

Planning

11. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
12. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All proposed signs must comply with the sign requirements of Article 13 of the UDO.
13. Lot line dimensions, bearings and distances shall be added to Sheet C001 – Conceptual Master Plan: Phase One.
14. The new public road extension east of Blue Pkwy shall be given a name. Prospective street names shall be provided to the City for review and approval in compliance with the street naming policy.
15. All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

16. Vehicle parking and loading areas, and all access drives shall meet the minimum landscaping requirements set forth in Unified Development Ordinance (UDO) Section 14.
17. All non-residentially developed lots which contain a minimum of four (4) parking lot light poles shall be reduced by at least 50% of the full operational levels within 60 minutes after the close of business. Lighting levels may be reduced by turning off 50% of the parking lot lights or by dimming parking lot lighting levels to no more than 50% of the levels used during business or activity hours, or by some combination.
18. Parking lot pavement thickness shall be in accordance with Section 12.120 of the UDO.
19. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.
20. The Developer shall execute a mutually satisfactory development with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated August 12, 2016. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

RGM/hsj

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated August 12, 2016—3 pages
2. Traffic Impact Study prepared by Priority Engineers, Inc., dated July 20, 2016—22 pages
3. Preliminary Development Plan, date stamped December 6, 2016—22 pages
 - Cover Sheet, Sheet C000
 - Conceptual Master Plan: Phase One, Sheet C001
 - Existing Conditions, Sheet C002
 - Preliminary Site Plan, Sheet C003
 - Lot 1 Phasing Plan, Sheet C004
 - Preliminary Site Plan: Lot 1 Phase IA, Sheet C005
 - Grading Plan, Sheet C006
 - Utility Plan, Sheet C007
 - Detail Sheet, Sheet C008
 - Landscape Concept, Sheet L001
 - Lot 1 Building Renderings and Elevations—7 pages
 - Lot 2 Building Elevations, Typical
 - Trash Enclosure Details, Sheet A923
 - Electrical Site Photometric Plan, Sheet ES010
 - Electrical Site Photometric Plan, Sheet ES011
 - Electrical Site Light Fixture Cut Sheets, Sheet ES020
4. High Impact Buffer Requirement Modification Request Letter, dated August 16, 2016
5. Location Map