


City of Lee's Summit

Department of Planning & Codes Administration

June 10, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **PUBLIC HEARING – Appl. #PL2016-084 – REZONING from CP-2 to PMIX and PRELIMINARY DEVELOPMENT PLAN – Lee's Summit Senior Apartments, 110 SE Todd George Pkwy.; North Star Housing, LLC, applicant**

Commentary

The applicant proposes to rezone approximately 2.6 acres, located south of NE Langsford Road and west of SE Todd George Parkway, from CP-2 (Planned Community Commercial) to PMIX (Planned Mixed Use) for construction of a 4-story 72-unit senior apartment building. The original preliminary development plan for the area showed two retail buildings totaling 18,500 square feet. As part of the PMIX zoning district designation, the applicant requests setting a standard rear setback of 18 feet along the northwest corner of the site. The applicant desires to carry the modification to the screening requirement along the west property line forward from the previously approved preliminary development plan. Staff supports the requested modifications.

- 72 units on 2.6 acres
- 27.7 units/acre (density)
- 72% impervious coverage
- 28% open space
- 110 parking spaces provided; 108 spaces required

Recommendation

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

1. A modification shall be granted to the high impact screening requirement along the west property line to allow the existing mature tree stand to serve as a screen, provided the trees in the creek area remain undisturbed.
2. A trail easement shall be dedicated for the realigned portions of the trail that are not within the existing 10-foot trail easement.
3. A vacation of easement shall be submitted for those portions of the existing 10-foot trail easement that are no longer intended to be utilized.
4. Development standards including density, lot area, setbacks, shall be as shown on the Preliminary Development Plan date stamped June 3, 2016.

Project Information

Proposed Use: senior apartments

Current Zoning: CP-2 (Planned Community Commercial)

Proposed Zoning: PMIX (Planned Mixed Use)

Land Area: 2.6 acres (113,139 square feet)

Number of Lots: 1 lot

Dwelling Units: 72 units

Density: 27.7 units/acre

Location: south of NE Langsford Road and west of SE Todd George Parkway

Surrounding zoning and use:

North (across NE Langsford Rd.): RP-3 (Planned Residential Mixed Use)—fourplexes

South: R-1 (Single-Family Residential)—Single-family residences in *Indian Creek* subdivision

East: CP-2—gas station and bank

West: CP-2 & R-1—streamway trail connecting to Miller J. Fields Park and single-family residences in *Indian Creek* and *Crestwood South* subdivisions

Background

- May 9, 1978 – The City Council approved a rezoning (Appl. #1978-010) from District A (Agricultural) to District C-1 (General Business) by Ord. #1872.
- November 1, 2001 – The Unified Development Ordinance (UDO) became effective and changed District C-1 to District CP-2 (Planned Community Commercial).
- November 1, 2007 – The City Council approved a preliminary development plan (Appl. #2007-099) for Langsford Plaza by Ord. #6520.
- February 19, 2008 – The minor plat *Langsford Plaza, Lots 1 & 2* (Appl. #2007-271) was recorded at the Jackson County Recorder of Deeds office by Instrument #2008E0018221.
- February 2, 2009 – The City Council approved a final plat (Appl. #2008-150) for *Langsford Plaza, Lots 3, 4 and 5* by Ord. #6749. This plat was recorded at the Jackson County Recorder of Deeds office by Instrument #2009E0020881 on March 3, 2009.
- January 23, 2012 – The minor plat *Langsford Plaza, Lots 5A & 5B* (Appl. #PL2011-137) was recorded at the Jackson County Recorder of Deeds office by Instrument #2012E0007140.

Analysis of Rezoning

Comprehensive Plan. The 2005 Lee's Summit Comprehensive Plan shows the area as retail.

Surrounding Uses. The properties to the east are retail/commercial. The properties to the south are single-family residential. The properties to the west are parkland and single-family residential. The properties to the north, across NE Langsford Road, are comprised of a church and several fourplexes.

Request. The applicant proposes to rezone 2.6 acres from CP-2 to PMIX for construction of a 4-story 72 unit senior apartment building.

Recommendation. Staff supports the requested rezoning to PMIX. The proposed use is compatible with the surrounding parkland and residential. Additionally, the proposed use provides a buffer between the retail/commercial uses immediately to the east and the parkland and residential uses to the west.

Analysis of Preliminary Development Plan

High Impact Landscape Buffer – West Property Line. Modification requested. **Staff supports requested modification.**

- Required – The UDO requires a low impact buffer placed on both sides of a 6 foot tall vinyl fence.
- Proposed – There is an existing floodplain area, with a significant stand of trees, located between the proposed development and the single-family lots to the west. The distance between these uses is approximately 215 feet. The applicant proposes to leave the existing vegetation to the west.
- Recommended – Staff is supportive of the requested modification to the buffer along the west property line considering that the abutting property is heavily treed and the majority of the property abutting is comprised of an existing floodplain area.

PMIX District. The PMIX District is intended to allow greater flexibility in development standards, including building setbacks and density. The proposed development plan indicates a building setback of 18-feet at the northwest corner of the building and 20-feet along the west side of the building. Staff is supportive of the 18-foot setback due to irregular shape of the existing lot and notable distance from the closest adjacent developed property. The proposed density is higher than standard densities as stated UDO for multi-family or multi-family senior developments, but is consistent with recent similarly scaled developments.

Project Name	Total Number of Units	Lot Acreage	Density
Lee's Summit Senior Apartments (proposed)	72	2.6	27.70 units/acre
Benton House	84	3.86	27.76 units/acre
Village Cooperative	50	4.37	11.44 units/acre
Summit Grove Senior Apartments	54	2.71	19.92 units/acre
Dogwood Springs Senior Apartments (across Todd George Pkwy)	50	3.74	13.37 units/acre

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.

Public Works

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 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 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 any infrastructure permit or prior to the approval of the final development plan.
4. All existing storm sewers and structures, that are planned to be removed, shall be shown on the development plan.

Fire

5. 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.
6. 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: Confirm the location of the riser room in the building and the location of the fire main.

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7. 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 between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
8. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All proposed signs must comply with the sign requirements of Article 13 of the UDO.

RGM/cs

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated June 6, 2016 – 2 pages
2. Rezoning Exhibit date stamped April 22, 2016 – 1 page
3. Preliminary Development Plan – 14 pages
 - Site Layout Plan (Sheet C101), date stamped June 3, 2016 – 1 page
 - Site Lighting Plan (Sheet E100), date stamped June 3, 2016 – 1 page
 - Site Demolition Plan, date stamped June 3, 2016 – 1 page
 - Architectural Site Plan & Elevations, date stamped April 22, 2016 – 11 pages
4. Reduced Copy of Original Preliminary Development Plan, date stamped July 27, 2007 – 1 page
5. Location Map