

SUMMIT ORCHARDS
PRELIMINARY DEVELOPMENT PLAN UPDATE

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INTRODUCTION

Background

This is an update to an approved Preliminary Development Plan. Summit Technology Campus Preliminary Development Plan was approved by the Lee's Summit, Missouri City Council on May 20th 1999. The Summit Technology Campus plan calls for a mix of light-industrial, flex-tech, office and retail uses centered on the renovation of the 1.3 million square feet of buildings, and promotes amenities that drive a mix of employment and commercial activity. This updated plan is consistent with the approved plan. The update accounts for many recent developments impacting the property:

- the dedication of Right-of-way, design and construction of of the Tudor Road connection to Ward Road;
- the design of Ward Roads future expansion;
- the construction of Donovan Road between Chipman Road and Ward Road;
- the development of Summit Faire through an updated plan in the west portion of the plan area,
- the planning and approvals for Summit Place north of this plan; and
- the construction of an education collaboration hub coordinated with the R-7 School District, Central Missouri University known as the Missouri Innovation Campus.

This Missouri Innovation Campus is the anchor of an education, innovation and institution hub reflected in the Summit Innovation Center preliminary Development Plan approved in 2015, which contributes to the overall original vision of the Summit Technology Campus approved in 1999.

The original plan was approved as “a flexible working model to guide and control successful development generally, so that changes in location or use can occur within the framework of the Plan’s standards for maintaining architectural control in terms of aesthetics as regards to light, air, open space, green grass, trees, landscaping, lighting and relationships amongst buildings.” [Approved Summit Technology Campus Plan, Part 2, page 2.]. This plan update executes that original intent and is consistent with all aspects of the approved plan.

Overview of Plan Update

Summit Orchards is a collaborative community of residential, commercial retail and services and office uses with future potential for expanded educational and institutional use. The strategic location of this site within Lee’s Summit and its adjacency to the Summit Innovation Center, and Missouri Innovation Campus, drive its development and the interests of its stakeholders.

This revised preliminary development plan advances previously approved plans, within the range and types of development already contemplated by the City of Lee’s Summit and Townsend Capital as part of the original Summit Technology Campus Plan. The anchor of this revised concept is a residential community of more than 300 multifamily units, 155,000 square feet of office space and a 100,000 square foot retail and services.

Specifically, this plan update includes new construction of Donovan Road between Chipman and Ward Roads, 5 development phases with build out of residential, office, retail and service uses that complement the range of uses in the surrounding areas.

UPDATED SUMMARY OF APPROVED DEVELOPMENT PLAN – SUMMIT ORCHARDS

Project Description

- **Context.** This plan update is part of a larger approved plan that includes The entire plan includePNs approximately 333 acres of land bordered on the north by Interstate 470, to the east by the Missouri Pacific Railroad, to the South by Chipman Road, and the west by NW Blue Parkway. The portion immediately to the north of this plan update was recently approved for an updated PDP (Summit Innovation Center) in 2015.
- **Area.** The currently approved plan is based on a series of green-space events that occur along the belt road, linking a series of villages that provide diverse settings for employment and commercial places themed under a “high-tech, sophisticated technology of contemporary office and business facilities.” The landscape and street network that ties together the area is an extension of surrounding areas as well as building off of the original layout of the plan area. “Midwestern landscape” and meandering tree plantings are envisioned to be added to the existing context to drive the character of the plan, and to tie the built plan into the surrounding context.
- **Site /Projects.** The site and proposed projects exist at the northeast corner of the Chipman Road and Ward Road (including its future expansion). It borders on the Missouri Pacific Railroad to the east, and the previously approved Summit Innovation Center development plan to the north.
- **Project information.** This development plan envisions a mix of residential, office and retail (including general retail, restaurants and services) uses across the almost 49 acre site. Access to the development from Ward Road will be supplemented with access from a new connection of Donovan Road from the east and from an existing break in access from Chipman Road.

Site History

- April 13, 1999 – Lee’s Summit Planning Commission held a public hearing with due public notice in the manner prescribed by law regarding the rezoning of Summit Technology Campus from M-1 to PUD, and rendered a report to the City Council recommending approval of the rezoning.
- May 6, 1999 – Lee’s Summit City Council held a public hearing with due public notice in the manner prescribed by law and rendered a decision to rezoning Summit Technology Campus from M-1 to PUD. (The entire plan includes approximately 333 acres of land bordered on the north by Interstate 370, to the east by the Missouri Pacific Railroad, to the South by Chipman Road, and the west by NW Blue Parkway.)
- July 10, 2014 – Lee’s Summit City Council approved an updated Preliminary Development plan for the property to the north to facilitate development of Summit Place, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 4, 2015 - Lee’s Summit City Council unanimously approved an updated Preliminary Development plan for the property to the north to facilitate development of Summit Innovation Center, consistent with the original approved overall preliminary development plan for Summit Technology Campus.

SITE DEVELOPMENT DATA

This development data provides specifications and requirements for development concepts illustrated in the site development plan. These requirements shall control and guide future development in accordance with the site development plan. Unless otherwise indicated in the site development plan, this data, or elsewhere in the narrative, all other provisions of the Lee’s Summit UDO will be used to guide development.

Table #1: Preliminary Development Plan Comparison

| Land Use Schedule | | | | | | | Parking | | | |
|-------------------|--|-----------------------|-----------|----------------|------------------------|-----------------------|-----------------|----------------|-------------|-------------|
| Phase No. | Land Area | Impervious | Footprint | No. of Stories | Floor Area | Floor Area Ratio(FAR) | Use | Required | Proposed | |
| Phase 1 | 17.74 Acres (772,754 SQ. FT.) | RE: Stormwater Report | Varies | 5 | 407,699 SQ. FT. | 0.53 | Multifamily | 1.75 sp./units | 624 | 590 |
| Phase 2 | 7.55 Acres (328,878 SQ. FT.) | RE: Stormwater Report | Varies | 1 | 40,900 SQ. FT. | 0.12 | Shopping Center | 4.5/1000 sf | 157 | 355 |
| | | | | | | | Restaurant | 14/1000 sf | | |
| Phase 3 | 8.48 Acres (369,389 SQ. FT.) | RE: Stormwater Report | Varies | 1 | 66,650 SQ. FT. | 0.18 | Shopping Center | 4.5/1000 sf | 345 | 432 |
| | | | | | | | Restaurant | 14/1000 sf | | |
| Phase 4 | 4.00 Acres (174,240 SQ. FT.) | RE: Stormwater Report | 50000 | 3 | 50,000 SQ. FT. | 0.29 | office | 4/1000 sf | 200 | 209 |
| Phase 5 | 9.11 Acres (396,831 SQ. FT.) | RE: Stormwater Report | Varies | 3 | 105,000 SQ. FT. | 0.26 | office | 4/1000 sf | 420 | 415 |
| Total | 47.01 Acres (2,044,700 SQ. FT.) | | | | 670,249 SQ. FT. | 0.33 | | | 1746 | 2001 |

- (1) Previously approved plan includes the following buildings in this vicinity (O9, O12, O13, O14, O15, O16)
- (2) Previously approved plan includes the following buildings in this vicinity (A1, and A2)
- (3) Previously approved Plan includes the following buildings in this vicinity (F1, F2, F3)
- (4) Previously approved plan was parked at an overall rate of 3.72 spaces per 1,000 sq.ft., based on a combination of generally 5.5/1K office, 5/1K retail, and approximately 1.6/1K for Flex-Tech.
- (5) The 90,000 sq. ft. identified in the illustrative plan as office use, could be developed as education/institution use with associated parking.

Site Development Standards

The site development concept prepared represents a development intensity less than that anticipated and approved by the previous preliminary development plan, see Table #1 for comparison. The site development concept represents an illustrative example of the potential implementation of the Lee’s Summit Unified Development Ordinance development standards and the desired development uses, patterns, parking, landscaping and support elements for Summit Orchards. The site development standards included in this section are intended to provide flexibility and consistency in the future development of the overall development site and each lot, individually, within the development.

- **Phases:** Summit Orchards will consist of 5 phases defined by the adoption of this preliminary development plan included and implemented by the approval of a final plan and plat for each of the development phases and projects identified herein. Each lot will be developed according to the standards provided herein, and with regard to adjacent lot development, if applicable.
- **Land Uses:** To expand the future development potential of Summit Orchards a selection of appropriate uses has been identified for this development as well as each individual lot. The previously approved Preliminary Development Plan included office, retail and light industrial uses / flex-tech. The uses identified as appropriate for future development includes residential, office, shopping center (retail, restaurants, services and other commercial establishments), education, institution and elder care uses. Residential, education and institution uses represent new uses to the mix of uses in this area, as office and retail were approved within the previous development plan. The inclusion of education and institution uses are important to support the future development of the Missouri Innovation Campus to the north. Uses specific to individual lots within the Development Site are identified in Table #2.
- **Development Plan Standards (Table #2):** The plan standards for land area, pervious coverage, floor area, floor-area-ratio, height and land uses are defined in Table #2. The development standards have been prepared for each individual lot within Summit Orchards.

Table #2: Development Plan Standards

| DEVELOPMENT PLAN STANDARDS | | | | | | |
|----------------------------|-----------------|---------------------------|--------------------|-------------|---------------------------------------|---|
| PHASE | Land Area (ac.) | Minimum Pervious Coverage | Maximum Floor Area | Maximum FAR | Maximum Height | Allowable Land Uses |
| 1 | 13.75 | 5% | 478,000 | .6 | Up to 6 stories or 90 feet in height | Residential / Support |
| <i>Tract A</i> | 3.99 | N/A | N/A | N/A | N/A | Detention / Open Space |
| 2 | 7.48 | 5% | 40,000 | .3 | Up to 2 stories or 45 feet in height | Shopping Center |
| 3 | 8.61 | 5% | 90,000 | .3 | Up to 2 stories or 45 feet in height | Shopping Center |
| 4 | 4 | 5% | 65000 | .5 | Up to 4 stories or 60 feet in height. | Office / Educational / Retail / Elder Care |
| 5 | 9.11 | 5% | 130,000 | .5 | Up to 4 stories or 60 feet in height. | Office / Educational / Institutional / Retail / Residential |
| Total PDP | 46.94 | 5% | 803,000 | .44 (avg.) | 4 stories / 60 feet | |

- Parking (Table #3):** To ensure that parking is adequately provided for the development site and each lot within, the parking requirements defined in Table 3 will be applied to all future development within Summit Orchards. The parking calculations are based on the requirements of the Unified Development Ordinance, unique uses and anticipated use patterns of the development. To meet the UDO requirements for number of parking space for any one building, parking may be shared between lots within the Summit Orchards. If sharing does occur the minimum requirements of the UDO for each specific use will meet the requirements as outlined in Table #3: Parking Standards. ADA accessible parking spaces will meet the minimum parking code requirements for all development, individual lots and the development site.

Table #3: Parking Standards

| Parking Standards | | |
|---|---|--|
| Land Use | Parking Standards (/ 1,000 sq. ft. of building) | UDO Parking Requirements (Article 12) |
| Residential | 1.75 avg. (/unit) | 1.5 (/ bedroom unit) +.5 (/unit visitors) |
| Office | 4 | 4 |
| Shopping Center (retail, restaurant, service) | 4.5/1,000 retail 14/1,000 restaurant | 5 |
| Educational / Institutional | 3 (/ classroom)* | Mix of uses defined. |
| Elder Care | 1 / 2 beds | 1 / 2 beds |

* Consistent with approvals for the Summit Innovation Center requirements previously approved.

The previously approved Preliminary Development Plan modified the parking stall size to 9' wide x 18' deep from the Unified Development Ordinance required size of 9' wide by 19' deep. This preliminary development plan preserves that modification to allow a minimum size of parking stall at 9' wide by 18' deep. The site development concept included in this submission illustrates the code required parking stall size.

- **Pervious Surface / Landscape Design:** Future development of Summit Orchards will meet, and in many cases exceed the pervious surface requirement (as defined in Table #2) and landscape concept, as defined by Sheet L100 Landscape Concept, and those of the Lee's Summit Unified Development Code. The landscape concept provided is an illustrative example of the landscape that is anticipated with development of the site. While it is expected that the species of plant materials will adhere to those identified in the landscape concept, the location and spacing of materials on individual sites may differ to provide landscape and plantings that support and enhance the development of that site.
- **Site Access and Circulation:** Primary access to development within Summit Orchards will occur from Ward Road, the new Donovan Road and Chipman Road, all public streets. Access points will meet the Lee's Summit Unified Development Ordinance requirements for driveways and access. Similarly, internal circulation, including driveways, drive aisles, radii and connectivity, within Summit Orchards, will meet code requirements unless further defined within this preliminary development plan.
- **Building Design:**
The Missouri Innovation Campus, the center piece of the Summit Innovation Center and the Summit Technology Park will be a regional destination. Thus, the character of development within Summit Orchards will support the aesthetic, and quality of the area. The character of the site has not yet been defined. However, we are committed to a quality development with a defining, consistent character.

Sheet A200 Exterior Aesthetics represents the palette of building materials that are anticipated for development of Summit Orchards. As the pieces of Summit Orchards are further designed, this palette will be refined for the continued development of the site. The intent is to provide a consistent character of design across the entire development site. A spirit sketch of the proposed residential has been included to illustrate the design potential of that piece of the development. While materials across the development site may vary, yet be consistent with the palette of materials shown, the character of the development will strive for consistency.

Mechanical Screening

Mechanical screening of all equipment, utility boxes/meters/lines shall be fully screened by landscaping or masonry screen and meet requirements of the UDO.

- **Signs and Lighting Design:** The signage and lighting locations provided on the site development plan are illustrative in nature and the final locations will be determined by the development of the site and individual lots. Lighting will be designed and located in such a manner to meet the UDO standards.

Signage - The signage on site is anticipated to follow the Unified Development Ordinance standards including:

- 1 monument or landscape wall sign per building (72 s.f. sign face; 96 s.f. structure);
- Building signs: 3 per building or 2 per tenant; 10% of façade; 6 foot max letter height

However, the distance between monument signs (75’ per the UDO) may not be met dependent on the final location and siting of individual buildings. A modification to this requirement for this sign location is anticipated.

This preliminary development plan anticipates the need for additional signs larger than those allowed by Chapter 13 of the Unified Development Ordinance, because of the unique nature multiple uses anticipated and potential support uses. Therefore, an allowance for two additional signs that may not conform to ordinance requirements for size, lighting, placement and other requirements are incorporated as part of this preliminary development plan. These signs will further the unique character of design and the uses that will be developed as part of Summit Orchards.

Lighting – The location and design of the lighting and fixtures will be determined as development occurs. The design of the lighting across the site will be in character with the design of the buildings on site and will be consistent across the site.

WAIVERS / REGULATIONS

Waivers from a few of the Unified Development Ordinance standards were adopted with the previous preliminary development plan adopted, *per Section 2. 1.3.a.- d. of Ordinance No. 4793*. Those waivers are included with this new preliminary development plan and will be used in the design of the development site and individual lots where appropriate.

Previously approved waivers.

- *A waiver for sidewalks on only one side of the Ward road where the hike and bike trail runs parallel to the road to link the park and pond areas.*

Other Regulations

- Changes to this preliminary development plan, that are not in excess of 25 % of the defined standards, are acceptable and will be approved by administrative measures when submitted to the City for approval. In particular the building size or footprint size may change up to 25% as long as the other design items as defined in this preliminary development plan are met.

PHASING

The anticipated phasing of development for Summit Orchards is described in Table #4.

Table 4: Phasing Plan

| Phasing Plan | |
|--------------|-----------------------------|
| Phase | Development |
| Phase 1 | Residential |
| Phase 2 | Commercial (retail/service) |
| Phase 3 | Commercial (retail/service) |
| Phase 4 | Office |
| Phase 5 | Office |

