

City of Lee's Summit

Development Services Department

October 6, 2017

TO: Planning Commission
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
PREPARED BY: Jennifer Thompson, Planner
RE: **Continued PUBLIC HEARING – Appl. #PL2017-167 – PRELIMINARY DEVELOPMENT PLAN – Village at View High, 2nd Plat, Lots 4-45 and Tracts B-E; Engineering Solutions, LLC, applicant**

Commentary

The applicant proposes the second plat of *Village at View High*, a senior living residential development composed of 42 lots and 4 common area tracts on 13.78 acres zoned PMIX (Planned Mixed Use), generally located at the NE corner of SW View High Drive and SW 3rd Street, just west of the Winterset Valley subdivision. The preliminary development plan also serves as the preliminary plat for the property, as allowed under Section 16.120 of the Unified Development Ordinance (UDO).

The development is comprised of 39 lots reserved for single-family detached dwellings and 3 lots located along the westerly portion of this site consisting of 3 townhome structures totaling 16 dwelling units.

The applicant has proposed design standards differing from the typical single family attached and detached setback standards, allowing for reduced lot widths and building setbacks similar to the standards in the RP-1 and RP-3 zoning districts. Architectural options include a variety of 1-story detached homes ranging from 1,400 to 1,800 square feet, and a 2-story attached townhome ranging from a main floor of 1,200 to 1,400 square feet; a clubhouse is also proposed.

- 42 lots and 4 common area tracts on 13.78 acres
- 3.99 units/acre, including common area; 4.94 units/acre, excluding common area

Recommendation

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

1. A modification shall be granted to the medium impact screening along the westerly property line, to allow a modified low impact screen consisting of 51 ornamental trees and 64 shrubs within the required buffer area.
2. Development shall be in accordance with the preliminary development plan date stamped September 26, 2017.
3. Development standards, including density, lot area, and setbacks, shall be as shown on the preliminary development plan date stamped September 26, 2017.
4. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped September 26, 2017.
5. For Lots 4-42 the front setback shall be a minimum of 15' for the living area and 20' for the garage. Side setbacks shall be a minimum of 5'; street side setbacks shall be a minimum of 15'. Rear setbacks shall be a minimum of 20'.
6. For Lots 43-45 the front setback shall be a minimum of 15' for the living area and 20' for the garage. Side setbacks shall be a minimum of 0' for interior lot lines; street side setbacks

shall be a minimum of 20'; 10' between buildings, and 10' for other side yards. Rear setbacks shall be a minimum of 20'.

7. The number of dwelling units shall be limited to 50 until such time as a second point of ingress to and egress from the subdivision is provide via a street connection to Winterset Valley, or an alternate connection is provided as approved by the City Traffic Engineer and City Fire Prevention Officer, per the UDO.
8. This development shall be subject to the development agreement for Village at View High.

Project Information

Proposed Use: single-family attached and detached residential subdivision

Land Area: 13.78 acres

Number of Lots: 42 lots and 4 common area tracts

Density: 3.99 units/acre, including common area; 4.94 units/acre excluding common area

Location: NE corner of SW View High and SW 3rd Street

Zoning: PMIX (Planned Mixed-Use District)

Surrounding zoning and use:

North: R-1 (Single-Family Residential District)—vacant unplatted property (future Winterset residential subdivision)

South: R-1 (Single-Family Residential District)—*Winterset Valley, 10th Plat* (single-family residential subdivision)

East: R-1 (Single-Family Residential District)—*Winterset Valley, 10th Plat* (single family residential subdivision) and future Winterset residential subdivision

West: PMIX (Planned Mixed Use District)—Meridian at View High (apartment development)

Background

- December 31, 1964 – The majority of the subject property was annexed into the City of Lee's Summit, by Ordinance No. 812.
- September 27, 2016 – The Planning Commission approved the preliminary plat (Appl. #PL2016-147) for *Village at View High*.
- October 20, 2016 – The City Council approved a rezoning (Appl. #PL2016-145) from R-1 to PMIX for the Village at View High conceptual development plan by Ordinance No. 8002.
- November 3, 2016 – The City Council approved a preliminary development plan (Appl. #PL2016-146) for the Meridian Apartment development (formerly Village at View High Apartment development), by Ordinance No. 8008.
- May 18, 2017 – The City Council approved a final plat (Appl. #PL2016-186) for Village at View High, 1st Plat, by Ordinance No. 8160 and was recorded with Jackson County Recorder's Office, Instrument #2017E0079146.
- July 24, 2017 – A final development plan (Appl. #PL2016-223) was approved by Staff for the Meridian at View High Apartment development (formerly named Village at View High Apartments)

Analysis of the Preliminary Development Plan

Village at View High, 2nd Plat. The proposal is for the second plat of *Village at View High*, a senior living residential development composed of 42 lots and 4 common area tracts on 13.78 acres zoned PMIX (Planned Mixed Use). A concept plan was previously approved for the Village at View High development which encompasses this project area. The concept plan provided for senior service facilities, consisting of a 3-story independent living facility, memory care and assisted living facilities. The approved concept for this project area and the proposed subdivision are similar in that both provide senior living. The road alignment and property boundaries reflected in the concept plan remains consistent with the proposed plan for Village at View High, 2nd Plat.

The development is designed and located so that it will not impede the normal and orderly development and improvement of the surrounding property. The development will accommodate new residents within the community and will benefit from surrounding amenities. The development also provides a connection to the future plats of existing *Winterset Valley* subdivision to the north and east, along with additional access points to NW Village Park Drive.

The subject property is bordered by an apartment development to the west, Winterset Valley and future Winterset Valley subdivision to the north, east, and south and future mixed use development to the south (across NW Village Drive). Staff finds the proposed 42-lot development to be compatible with adjacent land uses and appropriate for the site.

Medium Impact Screening. Modification requested. Staff does not support the requested modification.

- Required – A seventy percent (70%) semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening, either a landscape screen or fencing is required. A medium impact landscape screen must provide a combination of shade, ornamental, evergreen trees, and shrubs all in accordance with Article 14 of the Unified Development Ordinance.
- Proposed – The applicant requests not to install a medium impact buffer along the westerly property line between the apartment development and the proposed single-family development. The westerly property line has a 30' utility easement running parallel to the property line, which are proposed sanitary and storm lines. No landscaping is proposed within this area.
- Recommendation – Staff does not support the modification request. Certain species of vegetation such as ornamental trees and shrubs are allowed to be planted within utility easements housing public infrastructure. Staff recommends a modified low impact screen be provided within the 20' buffer along the westerly property line. The modified low impact screening shall require 51 ornamental trees and 64 shrubs within the 20' landscape buffer. The tree and shrub quantities are the same as the total quantities of trees and shrubs required for a low impact buffer, however replacing ornamental trees for the shade and evergreen species.

Development Standards. The existing PMIX zoning district allows for greater flexibility in development standards (e.g. lot coverage, setbacks, lot sizes, etc.) in order to facilitate adaptation of development to the unique characteristics of a site. The PMIX district also allows for more flexible placement, arrangement and orientation of residential structures. The applicant

has proposed standards differing from the typical single family attached and detached standards, however, they are compatible to the RP-1 and RP-3 zoning districts. The standards will be approved as part of the preliminary development plan. The proposed design standards include:

- Front, Rear, and Side yard setbacks that are below the minimum requirements for the RP-1 zoning district.
- Architectural home styles, building materials, and colors which are specific to this development.

Development standards, including density, lot area, and setbacks shall be as shown in the below table. The table below compares the proposed development standards for Village at View High, 2nd Plat with the R-1 and RP-3 District standards as outlined in the Unified Development Ordinance.

Design Standard	Proposed Village at View High, 2nd Plat in PMIX Lots 4-42	RP-1 District Standards	Proposed Village at View High, 2nd Plat in PMIX Lots 43-45	RP-3 District Standards
Density	3.99 units/acre (55 units on 13.78 acres)	6 units/acre maximum	3.99 units/acre (55 units on 13.78 acres)	3.99 units/acre (55 units on 13.78 acres)
Lot Size	5,130 sq. ft. (minimum)	6,600 sq. ft. minimum	n/a	n/a
Lot Width	Approximately 50'—minimum	60'—minimum	34.17'—per unit for Quadplex and Sixplex	35 feet per unit for Duplex, Triplex or Quadplex
Building Setbacks	15'—front yard 20'— front yard garage 5'—side yard 20'—rear yard 15'—side yard (street side)	Minimum standards 20'—front yard building 25'—front facing garage 20'—side entry garage 5'—side yard 20'—rear yard	15'—front yard 20'—garage 20'—rear yard 10'— between buildings; 10'— other side yard 20'—side yard (street side)	20'—front yard 25'—garage 30'—rear yard 10'— from lot line and 20'— separation between buildings

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 approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. 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 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
4. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
5. 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.
6. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance).
7. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of infrastructure permit or prior to the approval of the final development plan/engineering plans.
8. 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

9. 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 2012 International Fire Code.

Planning

10. A final plat shall be approved and recorded prior to any building permits being issued. A final plat shall be approved and recorded (with the necessary copies returned to Development Services Department prior to any building permits being issued.
11. No final plat shall be recorded by the developer until the Director of Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.520 of the UDO, and until the Director has received certification from the Missouri Secretary of State

verifying the existence and good standing of the property owners' association required by Section 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

12. All required easements shall be labeled accurately on the plan.
13. The setback table shall be revised to reflect the approved setbacks as authorized by the governing body.

Attachments:

1. Transportation Impact Analysis prepared by City Traffic Engineer, October 6, 2017—3 pages
2. Preliminary Development Plan, consisting of:
 - Preliminary Development Plan, date stamped September 26, 2017
 - Landscape Plan, date stamped September 26, 2017
 - Structure Layout Plan, date stamped September 26, 2017
 - Building elevations, date stamped September 26, 2017—12 pages
 - Site Layout Plan, date stamped September 26, 2017
3. Approved Concept Plan for Village at View High
4. Single Family Residential Compatibility Form completed by the applicant—2 pages
5. Neighborhood Meeting Summary—1 page
6. Modification Request from Applicant—1 page
7. Street Connection Correspondence—1 page
8. Location Map