

Community and Economic Development Committee

UNIFIED DEVELOPMENT ORDINANCE PROCESS UPDATES

December 10, 2024

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UDO PROCESS AREAS FOR DISCUSSION



FINAL DEVELOPMENT PLAN EXTENSIONS

Section 2.380 updates for final development plan extension process.



BUILDING MATERIALS - METAL

Section 8.170 updates to address building material requirements and use of metal.



MODIFICATION REQUESTS

Article 2, Division 4 updates to identify opportunity areas to streamline process.



FLOODPLAIN DISTRICT

Article 5, Division 2 FEMA required language updates.



1 FINAL

DEVELOPMENT

PLAN EXTENSIONS

- Final development plans are administratively approved.
- Approval duration is 12 months.
- Extensions approved by City Council.

FINAL DEVELOPMENT PLAN EXTENSIONS - DRAFT

Sec. 2.380. Expiration of an approved final development plan.

Final development plan approval shall not be valid for a period longer than 12 months from the date of such approval, unless within the period a building permit is obtained and substantial construction is commenced and all additional building permits necessary to complete the project as approved in the final development plan schedule are obtained in a timely fashion, as determined by the Code Official. The ~~Governing Body~~Director of Development Services may grant one extension of no more than 12 months each upon written request of the original applicant. An application for extension of a final development plan may be granted, if the application is filed before the final development plan expires. Upon granting an extension, the ~~Governing Body~~Director has the authority to attach new conditions to the final development plan, as ~~it~~deemed appropriate. Further extension requests shall require approval by the Governing Body. Upon granting an extension, the Governing Body has the authority to attach new conditions to the final development plan, as deemed appropriate.

2 BUILDING

MATERIALS/USE

OF METAL



- Use of metal as more than trim or roofing currently requires additional consideration.
- Currently only limited “specified metal building locations” allow the use of metal.
- Opportunities exist to improve language for better clarity and readability.

2

BUILDING MATERIALS/ METAL- DRAFT



Sec. 8.170. Building materials for office, commercial/retail and industrial buildings districts.

A. The following building materials shall be used for all office and commercial/retail buildings located within the city:

1. Masonry. Brick, stone, concrete masonry units (CMU's) with split-face, fluted, scored or other rough texture finish. (Specifically excluding smooth finish CMU or concrete brick i.e. "Cherokee block", with the color and texture of clay brick.)
2. Concrete. Precast, exposed aggregate, cast in place, or tilt up panels provided a rough texture is present or to be added.
3. Stucco. Including E.I.F.S., Dryvit, but excluding pre-manufactured panels.
4. Structural clay tile. Excluding glazed surface finish.
5. Glass. Glass curtain walls, glass block, excluding mirror glass which reflects more than 40 percent of incident visible light.
6. Metal. ~~Used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing, as approved by the Planning Commission and/or City Council.~~ Metal may not exceed 40% of any façade. A modification for the use of metal up to 75% of any façade may be approved by the Planning Commission. A modification for the use of metal to exceed 75% of any façade may be approved by the Governing Body.
7. Roofing materials. As approved per development plan.

B. Industrial buildings fronting on arterial streets may utilize the following approved materials:

1. Fronts of all industrial buildings located on streets classified as arterials or higher i.e., four lanes or greater, shall ~~utilize 100 percent~~ only use the approved materials ~~specified in~~ as identified and allowed in Subsection A. above.
2. Sides and rear of all industrial buildings facing or fronting on a street as in Subsection 1. above shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above on the remaining sides. The other 50 percent of the sides or rear may use 26 gauge or thicker siding panels or siding panel systems. ~~pre-engineered and pre-finished rough textured metal siding panels and/or pre-~~

2

BUILDING MATERIALS/ METAL- DRAFT



- C. Industrial buildings fronting on other than arterial streets may utilize the following materials:
 - 1. Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above.
 - 2. Sides and rear of all industrial buildings facing or fronting on other than arterial streets as in Subsection 1. above may utilize the same metal panels as stated in Subsection B. above.
- D. ~~Industrial buildings located in areas designated as "specified metal building locations" may utilize the following materials:~~
 - 1. ~~Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of either the approved materials listed in Subsection A. above or rough textured metal siding panels/systems meeting adopted building codes.~~
 - 2. ~~The remaining sides of all buildings may utilize 100 percent metal panel siding or metal panel systems, meeting adopted building codes.~~
- E. Conditional materials. (Only as approved by the ~~Planning Commission and/or governing body~~Approving Authority.)
 - 1. Wood. Only when used to provide compatibility to surrounding buildings or residential districts.
 - 2. Vinyl. Only when used to provide compatibility as in Subsection 1. above.
 - 3. New Any other materials not listed ~~as approved, prohibited or conditional~~.
- F. Temporary materials. Materials for temporary use may only be allowed for a specific period of time as determined by the ~~City Council~~Approving Authority on a case by case basis. Approval of temporary materials shall be established at the time of approval of the preliminary plan and shall be noted on the preliminary and final development plans.
- G. ~~Prohibited materials. Exterior building materials not listed either as approved, conditional or temporary materials as defined herein shall be prohibited.~~

~~New materials may be considered as "conditional materials and may be approved as in Subsection E. above.~~

BUILDING MATERIALS - SUMMARY OF UPDATES

1

Removal of
Specified Metal
Building
Location Map

2

Allowance for use of
metal as an
architectural material
with a tiered approval
approach.

3

Updated material
requirement for
industrial buildings.

4

Cleanup of
conditional materials
section.

3 MODIFICATION REQUESTS



- Modifications (regardless of type or intensity) require a full public hearing process.
- For minor changes this increases review process by 12 weeks.
- Opportunity to review minor modifications to streamline process for developers.

ARTICLE 2, DIVISION IV, SECTION 2.320

MODIFICATION	PC REVIEW	CC APPROVAL	PC APPROVAL
density and floor area ratio	✓	✓	
parking	✓	✓	parking setback
min. lot size	✓	✓	
building setback	✓	✓	
design standards	✓	✓	RTU screening type
min. public improvements	✓	✓	
building materials	✓	✓	Metal – over 40% - 75%
building height	✓	✓	
landscape buffering	✓	✓	buffer location
tree preservation and landscaping	✓	✓	

Chart shows existing modification process. Items in red are suggested updates for discussion.

Updates would improve approval review process by 50% (saving approx. 6 weeks)

3 MODIFICATION REQUESTS

Sec. 2.320. Consideration of preliminary development plans.

- A. Public hearing required. Consideration of preliminary development plan applications shall require public hearings before the Commission and Governing Body following publication notice, notices to surrounding property owners, and posting of notice signs as provided in this article. A public hearing is not required for modification requests that may be approved by the Planning Commission in accordance with this Article.
- B. Approval by ordinance. All preliminary development plan applications, with the exception of plans submitted with a modification application approved by the Planning Commission, shall be approved by ordinance.
- C. Modifications. ~~of underlying district regulations~~ .
 - 1. The Commission may recommend, and the Governing Body may approve, pursuant to the procedures set forth in this section, a preliminary development plan that modifies one or more of the restrictions or requirements found in this chapter, including, but not limited to, density and minimum lot size requirements, floor area ratios, building setback requirements, design standards, required minimum public improvements, building materials and color, maximum structure heights, parking, landscaping, buffering and tree protection requirements.
 - 2. When a modification request is made that is not part of a pending rezoning application, the Commission may approve, pursuant to the procedures set forth in this section, a preliminary development plan that modifies one or more of the following requirements found in this chapter to parking lot design, landscape buffer location, use of metal in accordance with Article 8, and rooftop mechanical unit (RTU) screening design.

4 FLOOD HAZARD REQUIREMENTS

Sec. 5.170. Standards for flood hazard reduction in floodway and floodway fringe overlay districts.

In all areas of special flood hazards (floodway and floodway fringe), the following standards must be met:

B. Specific standards.


1. In all areas identified as numbered and unnumbered A zones and AE zones, where base flood elevation data have been provided, as set forth in Section 5.170.A.2., the following provisions are required:
 - a. Residential construction: New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement and all mechanical, electrical, and/or other utility equipment, elevated to two feet above the base flood elevation.



Fuel Our Future Plan Elements

To continue to ignite “a vibrant community ensuring the finest quality of life for all generations” over the next 20 years, the Lee’s Summit community created plans around seven essential elements of a successful community.



			
<p>Quality of Life Health Safety Arts / Culture / Preservation Education Parks & Rec</p>	<p>Strong Neighborhoods & Housing Choice Housing</p>	<p>Resilient Economy Economic Development</p>	<p>Multimodal Transportation Streets Transit Sidewalks & Trails</p>
			
<p>Facilities & Infrastructure City Services</p>	<p>Sustainable Environment Environment</p>	<p>Land Use & Community Design Land Use / Urban Design Downtown Community Appearance</p>	

UDO Amendment Road Map

1. Initiation

Opportunities for updates requested from stakeholders or identified by Staff.



3. CEDC Collaboration

CEDC discussion, feedback, and direction provided.



5. City Council

City Council hearing occurs for final review, discussion, and consideration of the UDO update.



2. Research

Preliminary research and planning for preparation of placement on CEDC agenda.



4. Planning Commission

Planning Commission public hearing is held. Additional research, preparation, and outreach occurs as needed.



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