



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2021-262
<b>File Name</b>	REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN – Douglas Station Apartments
<b>Applicant</b>	Cave State Development
<b>Property Address</b>	3 NE Sycamore St and 1141 NW Sloan St
<b>Planning Commission Date</b>	September 9, 2021
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Victoria Nelson
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: May 4, 2021  
Neighborhood meeting conducted: July 27, 2021  
Newspaper notification published on: August 21, 2021  
Radius notices mailed to properties within 300 feet on: August 20, 2021  
Site posted notice on: August 20, 2021

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### Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	5
6. Analysis	6
7. Recommended Conditions of Approval	9

### Attachments

Transportation Impact Analysis, dated September 2, 2021 - 2 pages  
Transportation Impact Study, dated April 30, 2021 - 10 pages  
Micro Storm Water Drainage Study, dated July 15, 2021-5 pages

Rezoning Plan, dated August 9, 2021

Preliminary Development Plan, consisting of 18 total pages:

- Preliminary Development Plan, dated August 30, 2021
- Preliminary Site Details, dated August 9, 2021
- Preliminary Grading Plan, dated August 9, 2021
- Preliminary Utility Plan, dated August 31, 2021
- Lighting Plan, dated July 2, 2021
- Photometric Plan, dated July 2, 2021
- Landscape Plan, dated August 10, 2021
- Floor Plans, dated August 10, 2021 - 7 pages
- Architectural Elevations, dated September 1, 2021 - 4 pages

Alternate parking plan narrative, dated August 10, 2021

Phasing letter narrative, dated August 10, 2021

Density modification letter, dated September 2, 2021

Neighborhood Meeting Minutes, dated July 27, 2021

Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Cave State Development/Developer
<b>Applicant's Representative</b>	Jacob Engle/Developer
<b>Location of Property</b>	3 NE Sycamore St and 1141 NW Sloan St
<b>Size of Property</b>	±6.33 Acres
<b>Existing Zoning</b>	CP-2 (Planned Community Commercial)
<b>Proposed Zoning</b>	RP-4 (Planned Apartment Residential)
<b>Number of Lots</b>	1
<b>Dwelling Units</b>	160 Total Living Units (7 apartment buildings) 64 units – 2 bdrm – 1 bath 64 units – 2 bdrm – 2 bath 32 units – 3 bdrm – 2 bath
<b>Density</b>	25.3 units/acre proposed 12.0 units/acre max allowed in RP-4
<b>Comprehensive Plan Designation</b>	Commercial (Retail/Office)
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan.
<b>Duration of Validity</b>	Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months

	<p>from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p> <p>There is no expiration to an approval for rezoning.</p>
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**Current Land Use**

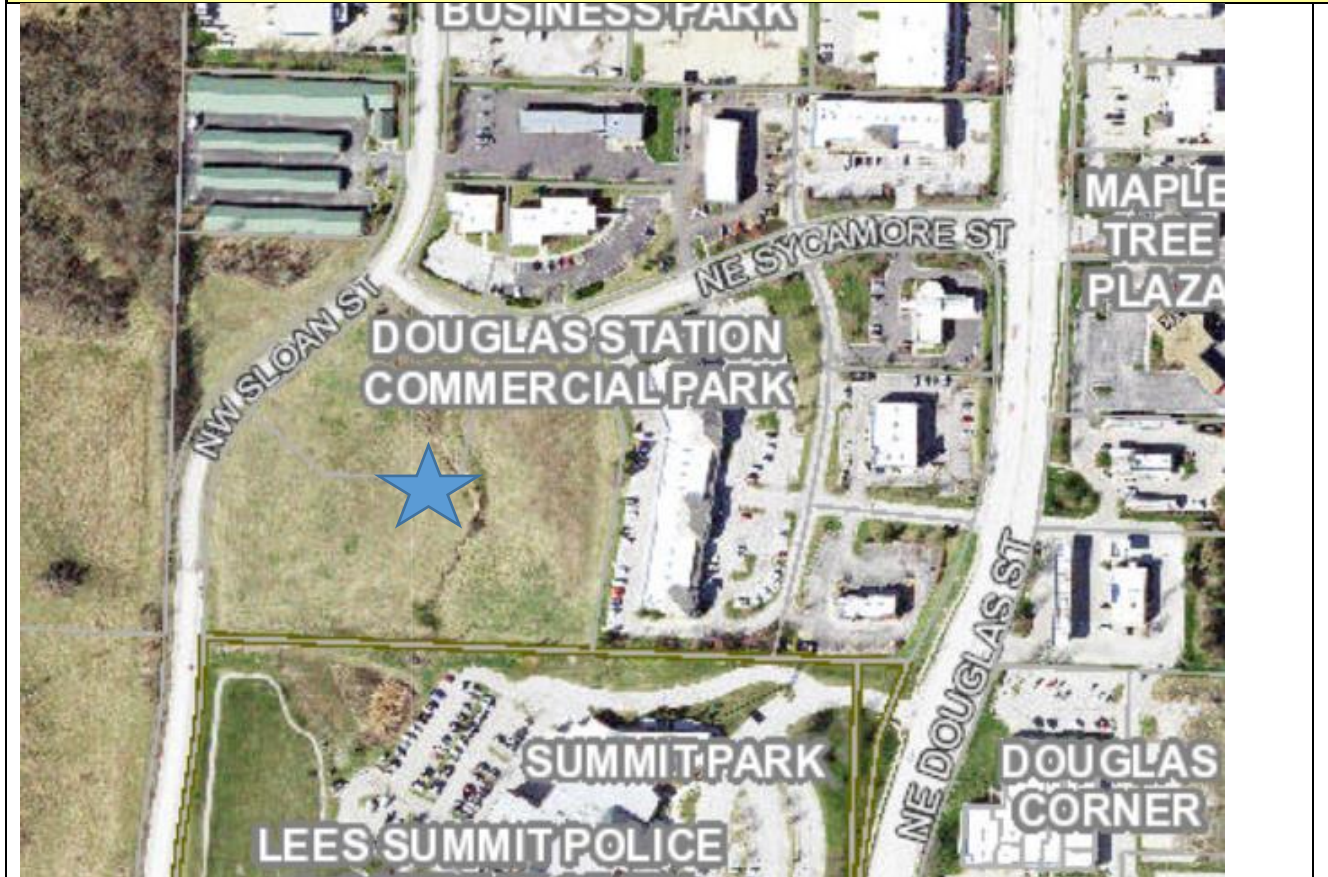
The property is two vacant lots that are zoned Planned Community Commercial (CP-2).

**Description of Applicant’s Request**

The applicant seeks a rezoning and preliminary development plan approval for Douglas Station Apartments. The plan proposes seven (7) apartment structures, with each of them being a mixture of two (2) and three (3) bedrooms and one (1) and two (2) baths making it a total of 160 living units. There will be amenities for the residents, such as a community building, playground, and gazebo.

## 2. Land Use

**Description and Character of Surrounding Area**



The property is composed of two vacant parcels of land located southeast of NW Sloan St and south of NE Sycamore St. The abutting property to the east is a retail strip center. South of the proposed

development is the Lee’s Summit Police Department. The land to the west is vacant grassland and to the northwest there is a mini-storage facility. Directly north of the project there are medical offices.

**Adjacent Land Uses and Zoning**

<b>North (across NE Sycamore St):</b>	Commercial development with offices/CP-2
<b>South:</b>	Lee’s Summit Police Department/PO (Planned Office)
<b>East:</b>	Commercial development with offices/CP-2
<b>West (across NW Sloan St):</b>	Vacant ground/PI (Planned Industrial)

**Site Characteristics**

The lot has a change in elevation from the southern boundary to the northwest corner of the property that ranges from 24 ft to 29 ft.

**3. Project Proposal**

**Setbacks (Perimeter)**

Yard	Building Required	Building Proposed
Front (NE Sycamore St)	20’	20’
Front (NW Sloan St)	20’	20’
Side (East)	10’ from lot line 20’ for building separation	12.86’ from lot line 20’ for building separation
Side (South)	10’ from lot line 20’ for building separation	20’ from lot line 20’ for building separation

Yard	Parking Required	Parking Proposed
Front (NE Sycamore St)	20’ Parking	20’ Parking
Front (NW Sloan St)	20’ Parking	20’ Parking
Side (East)	6’ Parking	83’ Parking
Side (South)	6’ Parking	10’ Parking

**Structure(s) Design**

<b>Number and Proposed Use of Buildings</b>
7 apartment structures - 160 total living units
<b>Building Height</b>
2-Story = 34’ 3-story = 44’
<b>Number of Stories</b>

2 - Stories
3 - Stories

#### 4. Unified Development Ordinance (UDO)

Section	Description
4.130	RP-4 (Planned Apartment Residential)
6.030.	Minimum lot size
6.040.	Minimum principal building setbacks
6.050.	Maximum structure heights
2.240, 2.250, 2.260	Rezoning
2.260,2.300,2.310,2.320	Preliminary Development Plan
8.500	Parking
8.700	Landscaping

##### Unified Development Ordinance

The proposed use follows Sec. 4.130 of the UDO for the RP-4 zoning district, which was “established to provide opportunities for medium / high-density residential development at a maximum density of 12 units per gross acre. The RP-4 district provides for a mix of multi-family attached dwelling units and / or apartments.” The Douglas Station Apartments that is being proposed on the two current vacant parcels will exceed the maximum allowable density of 12 units per acre in RP-4. The proposed project will be made up of seven (7) apartment structures with a total of 160 living units and a density of 25.3 units per acre.

#### 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3 Objective 3.4
Community for All Ages	Housing Component Goal

##### Comprehensive Plan

The Comprehensive Plan has the area designated as office / retail. The subject site is not conducive for retail because of its limited visibility as a third-tier property, though an office use would be viable at this location. It was stated in the Lee’s Summit Community for All Ages plan that the number of aging adults is increasing, while family sizes are decreasing. It is important for the City to offer a diversified housing types so that we can keep or draw aging adults into our community and accommodate changing lifestyle and housing preferences of the population as a whole. The new apartments support the Community for All Ages Plan Housing Component Goal of encouraging development for a more diversified housing stock for residents.

## 6. Analysis

### Background and History

The proposed rezoning and preliminary development plan are for the construction of Douglas Station Apartments. It will be made up of seven (7) apartment structures with a total of 160 living units. The subject property is a vacant 6.33 acres. The proposed project is intended to be constructed in a single phase, however, the developer has provided a phasing plan for potential construction in two phases. Under a phased approach, the community building and the three (3) eastern buildings totaling 72 dwelling units would be constructed first.

- February 7, 2002 – City Council approved the rezoning (Appl. #2001-177) from M-1P to CP-2 and PI-1 (Appl. #2001-178) and the preliminary development plan for Douglas Station Commercial Park by Ordinance No. 5271
- May 28, 2002 – Planning Commission approved preliminary plat for *Douglas Station Commercial Park Lots 1-10 and Tract A* (Appl. #2002-075).
- August 14, 2008 – Staff approved the minor plat for *Douglas Station Commercial Park Lots 10A & 10B* (Appl. #2008-126). The minor plat was recorded with the Jackson County Recorder of Deeds office by Document # 2008E0087576.

### Analysis of Rezoning

The proposal to rezone approximately 6.33 acres from CP-2 to RP-4 will help meet the housing demands that were identified in the 2017 Housing Needs Assessment. This site is not conducive for retail because of its limited visibility as a third-tier property. An office would also be feasible at this location.

### Alternate Parking Plan

The UDO says the number of required parking spaces is established by either following the parking requirement table or an alternate parking plan. The number of parking spaces to be provided for a particular use or development may be established through approval of an alternate parking plan. Use of an alternate parking plan is encouraged in order to tailor the parking to the particular needs. In this case the alternate parking plan is suggested for the reduction in the number of parking spaces from 336 to 252. The applicant is requesting that the 2 spaces per unit that is required for a three-bedroom be reduced to 1.5 spaces per unit, which is similar to a two-bedroom count.

### Compatibility

The proposed apartments will be a maximum height of 3-stories. Exterior building materials include architectural shingles, brick, Hardie board siding, and Hardie board trim. The proposed materials are compatible to much of the multi-family product being constructed across the City. As this area continues to develop these apartments will act as a residential anchor in connecting the northeast side of NW Tudor Rd to the apartments on the southwest side of NW Tudor Rd. These new apartments will provide economic value to vacant parcels of land.



BUILDING "D" FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING "D" REAR ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING "D" LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LIST	
MATERIAL	COLOR
ARCHITECTURAL BRICK	BRICK BLACK
BRICK	BRICK BROWN
SHAWNEE BRICK (TYP.)	SHAWNEE BROWN
SHAWNEE BRICK (TYP.)	SHAWNEE RED
VINYL SIDING	WHITE



BUILDING "D" RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

REVIEW SET

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

**Adverse Impacts**

The proposed multi-family development will not detrimentally impact the surrounding area. The buildings are designed and located to be compatible with the neighboring properties. They could possibly be another form of housing option for the employees who work at the surrounding commercial businesses.

**Public Services**

The proposed development will tie into the existing water, sanitary sewer, and street infrastructure. The stormwater for this site is managed by a regional detention facility located on the northwest side of NW Sloan St. The existing stormwater detention facility is in poor condition because of the overgrown conditions of trees and vegetation. The drainage basin will be cleaned out so it can function properly.

The proposed development will generate a total of 914 average weekday trips. There will initially be two full access locations to the complex. The main entrance will be on the north side along NE Sycamore St and a secondary entrance on the west side along NW Sloan St. Future area road improvements, including the future realignment of NW Main St, as called for in the Thoroughfare Master Plan, will ultimately restrict the secondary entrance along NW Sloan St. The future reconfiguration of the right of way at the intersection of NW Sloan St and NE Sycamore St shall require the subject development’s southern entrance along NW Sloan St to become a right in / right out entrance, to be managed by the construction of a center median to prevent left-hand turns either from the public road or the entrance. Until such time as both the right of way is reconfigured and the center median is constructed by either a Capital Improvement Project initiated by the City, or as part of private development, the entrance along NW Sloan St shall be a full access entrance.

**Modifications**

**Density.** Modification requested.

- Required – A maximum of 12 units per acre in RP-4 zoning.
- Proposed – 25.3 units per acre.
- Recommended - Staff supports the request for the increased density from 12 to 25.3 units per acre. The requested density for the apartment development is fairly common among other approved apartment complexes, most comparable to the New Longview Apartments. The table below compares the proposed density with that of other similar developments.

Project Name	Total Number of Units	Lot Acreage	Density
Village at View High Apartments	312	21.3	14.6 units/acre
Residences at New Longview	309	15.5	19.9 units/acre
New Longview Apts. (AMLI)	206	8.1	25.4 units/acre
The Fairways at Lakewood	272	13.0	21.1 units/acre
The Residences at Echelon	243	11.5	21.8 units/acre



### **Recommendation**

With the conditions of approval below, the application meets the requirements of the UDO and the Design & Construction Manual (DCM).

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. A modification shall be granted to the maximum allowable density of 12 units per acre in RP-4 district, to allow a density of 25.3 units per acre.
2. An alternate parking plan allowing a total of 252 parking spaces to serve the proposed apartments shall be approved as part of the preliminary development plan.
3. Preliminary Development Plan, consisting of 18 total pages:
  - Preliminary Development Plan, dated August 30, 2021
  - Preliminary Site Details, dated August 9, 2021
  - Preliminary Grading Plan, dated August 9, 2021
  - Preliminary Utility Plan, dated August 31, 2021
  - Lighting Plan, dated July 2, 2021
  - Photometric Plan, dated July 2, 2021
  - Landscape Plan, dated August 10, 2021
  - Floor Plans, dated August 10, 2021 - 7 pages
  - Architectural Elevations, dated September 1, 2021 - 4 pages
4. The future reconfiguration of the right of way at the intersection of NW Sloan St and NE Sycamore St shall require the subject development's southern entrance along NW Sloan St to become a right in/right out entrance, to be managed by the construction of a center median to prevent left-hand turns either from the public road or the entrance.

### **Standard Conditions of Approval**

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 to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and local amendments.
6. 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. Show the locations of the FDC's on the building and the hydrant within 100 feet. A hydrant will likely be required near the northeast entrance to the property.

7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Provide details on the size of the fire mains being provided. Show the location of the fire protection mains going to the buildings for the sprinkler systems. Provide square footage and construction type for each of the buildings in order to determine fire flow requirements.
8. The pavement detail for the asphaltic concrete section does not match the UDO requirements. Information for a chemically-stabilized subgrade or geogrid is missing. Reference has also been made to the use of a soil report to design the pavement. A geotechnical report may be used, provided that the report is based on field samples, and a pavement design that meets or exceeds the requirements contained within the UDO. Specific design parameters for the pavement design using a geotechnical report can be provided upon request. The City shall review and approve such a report.
9. An 8 inch water meter is shown to be located in a vault. Confirmation is required if this is an 8-inch water meter in a vault or if it is intended as a backflow vault for the private fire line.
10. The private domestic water service shall be connected to the fire line prior to the gate valve installed, prior to the backflow vault (refer to Section 6901(1)3(b) of the Design and Construction Manual). No interior domestic service lines can be connected to the fire line.
11. Typically for apartments, either one (1) or two (2) water meters are provided in an easement or right of way adjacent to the public water main along with private sub-meters for individual services to each unit. The City requires the location of the public water meter(s) to be shown. The location of these public meters should be easily-accessible to Water Utilities staff, located within right of way or an easement, and not within a sidewalk/street pavement or ADA-accessible ramp. It appears that the domestic water service is shown with a direct-connection to what appears to be a fire line. This is not allowed.
12. Light pole bases are shown on top of a public sanitary sewer line. This is an "unallowed use" according to our encroachment policy. All pole bases shall be located outside the limits of easements.
13. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
14. A final plat shall be approved and recorded prior to any building permits being issued.