



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-282 – REZONING from AG to RP-1, RP-4 & CP-2 and PRELIMINARY DEVELOPMENT PLAN – Blue Parkway mixed-density residential development
Applicant	Griffin Riley Property Group
Location	2840 SE Blue Pkwy
Planning Commission Date	September 23, 2021
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: March 9, 2021
Neighborhood meeting conducted: August 23, 2021
Newspaper notification published on: September 4, 2021
Radius notices mailed to properties within 300 feet on: September 1, 2021
Site posted notice on: September 7, 2021

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Unified Development Ordinance (UDO)	5
4. Comprehensive Plan	5
5. Analysis	6
6. Recommended Conditions of Approval	13

Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated September 13, 2021 – 2 pages
Blue Parkway Development Traffic Impact Study submitted by TranSystems, dated July 2021 – 12 pages
Preliminary Stormwater Management Plan by Schlagel, dated September 7, 2021 – 19 pages

Preliminary Development Plan, dated September 2, 2021 – 26 pages

Elevations – 13 pages

Modification Request Letter – 1 page

Parking Exhibit, dated August 24, 2021

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Griffin Riley Property Group
Applicant's Representative	Jake Loveless
Location of Property	2840 SE Blue Pkwy
Size of Property	±12.46 acres (RP-1 – Planned Single-family Residential) ±24.55 acres, (Townhomes, RP-4 – Planned Apartment) ±19.21 acres (Apartments, RP-4) ±6.18 acres (CP-2 – Planned Community Commercial) ±62.40 acres total acres
Number of Lots	77 – Single family lots (RP-1) 3 – Townhome lots (RP-4) 1 – Apartment lot (RP-4) 1 – Commercial lot (CP-2) 82 lots and 3 common area tracts
Dwelling Units	77 – Single-family residences (RP-1) 113– Townhome units (RP-4) 252 – Multi-family units + clubhouse (RP-4) 442 total dwelling units
Density - Residential	6.18 units per acre - RP-1 (4 units/acre max) (single family) 4.60 units per acre - RP-4 (12 units/acre max) (townhomes) 13.12 units per acre - RP-4 (12 units/acre max) (apartments) 7.86 units/acre (gross) - overall residential density 7.86 units/acre (excl. common area) - overall project density
Commercial Building Area	37,955 sq. ft.
Commercial FAR (Floor Area Ratio)	0.14 – CP-2 (0.55 FAR max allowed)
Current Zoning	AG (Agricultural)
Proposed Zoning	RP-1, RP-4 & CP-2
Comprehensive Plan Designation	Residential, Category 2 Residential, Category 3
Procedure	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 in the form of an ordinance.

	<p>Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no duration period associated.</p> <p>Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months 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>
--	---

Current Land Use
The subject property consists of a single 62.4-acre vacant, unplatted parcel. The subject property has historically been used for agricultural purposes.

Description of Applicant’s Request
The applicant proposes to rezone 62.4 acres located at 2840 SE Blue Parkway from AG (Agricultural) to RP-1 (Planned Single-Family Residential District), RP-4 (Planned Apartment Residential District) and CP-2 (Planned Community Commercial District). The proposed subdivision will be composed of 77 single-family residences (RP-1), 113 townhome units (RP-4), 252 apartment units (RP-4), 1 commercial lot and 3 common area tracts. The subject application shall act as the preliminary plat in accordance with UDO requirements.

2. Land Use

Description and Character of Surrounding Area
The subject site is located at 2840 SE Blue Pkwy with vacant undeveloped lots to the east and south of the property. The Highland Park Elementary School and Summit Mill HOA pool and common ground is located adjacent to the north property line. The Asbury Park single-family residential subdivision is west of the proposed development.

Adjacent Land Uses and Zoning

North:	Highland Park Elementary School & Summit Mill HOA pool and common ground / R-1
South (across SE Blue Pkwy):	Undeveloped farm ground & US 50 Highway / AG
East (outside City boundary):	Undeveloped vacant wooded lot / AG
West:	Asbury Park single-family residential subdivision / R-1

Site Characteristics



The property displays the common characteristics of a property that has historically been used as a farm. Four small farm ponds are located throughout the property. A hedge row runs north/south bisecting the property roughly in half. The property generally slopes from the southwest to the northeast.

Special Considerations
N/A

Setbacks

Yard	Required	Proposed
Single-Family RP-1 (Lots 1-77)		
Front	20' building 25' garage	20' building 25' garage
Side	5'	5'
Rear	20'	20'
Townhomes RP-4 (Lots 1-3)		
Front	20' building 25' garage	20' building 25' garage
Side	10'	10'
Rear	20'	20'
Apartments RP-4 (Lot 1)		

Front	20'	20'
Side	10'	20'
Rear	20'	20'
Retail CP-2 (Lot 1)		
Front	15'	15'
Side	10'	20'
Rear	20'	20'

Residential Lot Dimensions

	Single-Family RP-1 (Lots 1-77)	Townhomes RP-4 (Lots 1-3)
Proposed Minimum Depth	100'	104'
Proposed Minimum Width	40' *	508'
Proposed Minimum Area	4,000 SF *	7,965 SF per unit

*requires a modification

3. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.60,2.300	Rezoning with Preliminary Development Plan
4.110, 4.130, 190	Zoning Districts
7.060	Modifications

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2.A Goal 3.2.B
Resilient Economy	Goal 3.3.A
Land Use & Community Design	Goal 3.7.A

Comprehensive Plan

The 2021 Ignite Comprehensive Plan land use map identifies the subject site as Residential Category 2 and Residential Category 3.



The adopted Comprehensive Plan describes the Residential Category 2 as a use that is primarily for single-family homes and multi-family medium density housing with lots ranging from 4,000- 8,999 sf. The proposed development serves as a buffer between the lower intensity residential use to the north and highway frontage property as recommended by the Location / Compatibility section of the Future Land Use Category table.

Residential Category 3 is established to accommodate multi-family residential housing ranging from mid-rise mixed use to apartment. The Location / Compatibility section of the Future Land Use Category table recommends that the physical layout of a development in this category should aim to 'node' or 'center' the development around an intersection of an arterial or collector street. By locating the proposed apartments at the south end of the subject site the apartment element of the proposed project will be centered on the proposed roundabout at the intersection of SE Blue Parkway (arterial) and the proposed SE Heritage Street (collector).

The Ignite Comprehensive Plan establishes the goal of creating and maintaining a variety of housing options, styles and price ranges. A policy recommendation of the adopted plan recommends allowing small lot development to increase density and the availability of affordable housing stock. The proposed lots sizes and housing product is in harmony with this goal.

For the reasoning stated above, staff finds the proposed development achieves the specified goals and objectives of the Ignite Comprehensive Plan and is substantially consistent with the adopted plan.

5. Analysis

Background and History

- April 7, 2005 – The subject property was annexed into the City. The property was zoned AG in Jackson County prior to annexation. The property retained the AG zoning classification upon annexation.
- February 2, 2019 – The City Council denied a rezoning and preliminary development plan application (#PL2018-079) for the Artisan Point Apartments.

Analysis of Rezoning

The properties on the east and south are unplatted, undeveloped and vacant. The subject property, as well as the properties to the south, have historically been utilized for agricultural purposes. The properties to the north are zoned R-1 and are currently developed as an HOA pool / common ground and elementary school. The Highland Park Elementary school building sits approximately 335 feet north of the proposed project’s property line.

The proposed development land uses were arranged in such a manner to follow the recommendations of the future land use map associated with the 2021 Ignite Comprehensive Plan. The Comprehensive Plan seeks to achieve a high-quality living environment and diversified housing market by providing for diverse housing types in an effort to meet the changing housing needs of the community.

The Comprehensive Plan also encourages developments that integrate diverse housing types and styles. By effectively integrating multi-family residential development into the fabric of land uses, the plan seeks to minimize the negative impact of multi-family development. By locating the proposed project adjacent to US 50 Highway, the development acts as a buffer and transition into the single-family neighborhood to the north.

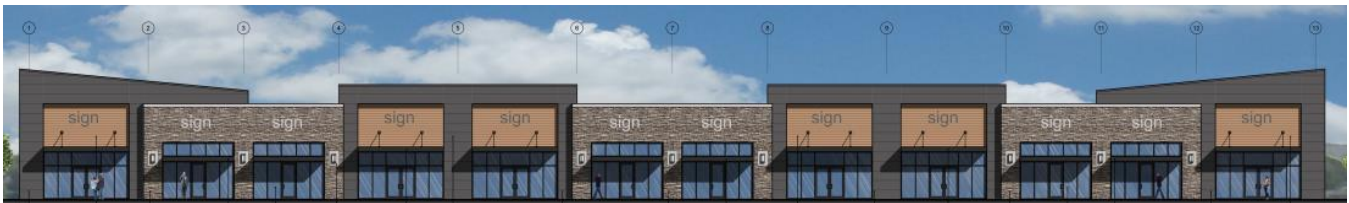


Compatibility

The proposed single-family homes and townhomes are compatible uses for the area and are similar to the uses on adjacent properties. Additionally, the location of the residential homes provides a buffer between the existing residential subdivisions and the more intense proposed uses of the subject development to the south. The proposed building materials are similar and compatible with existing residential subdivisions in the area and throughout the City and include stone veneer, LP Smart lap/panel siding, and composite shingle roofs.



The proposed apartments and commercial retail buildings are located at the southernmost portion of the subject site adjacent to SE Blue Parkway. US 50 Highway is located across SE Blue Parkway. Proposed building



materials for the apartments include stucco, stone veneer, lap siding, with metal and composite shingle roofs. Proposed building materials for the retail building include EIFS, stone veneer, ACM (aluminum composite metal) panels and wood composite siding. The proposed use of ACM panels is consistent with contemporary architectural design for commercial development and institutional uses such as schools, government buildings and churches. Previous approvals for the use of architectural metal panels as a primary exterior building material in Lee's Summit include several car dealerships, churches, the City's Water Utilities building and the recently approved public library projects. Staff is supportive of the proposed ACM panels.

Adverse Impacts

The proposed development is not expected to negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The use is consistent with the existing residential nature of the existing subdivisions in the area.

Public Services

The proposed preliminary development plan will not impede the normal and orderly development and improvement of the surrounding property.

The necessary road network, water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development. New private stormwater detention basins will be constructed at the northeastern, southeastern and southwestern portions of the proposed development. A stormwater waiver will be requested by the applicant during the final development plan process for a small peripheral drainage area located along the western edge of the property. Off-site sanitary sewer improvements will be required downstream of the proposed use.

Unified Development Ordinance

The requested RP-1 Planned Single-Family Residential District is established to provide single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off. The RP-1 District is intended to promote variations to the standard single-family environment i.e., patio homes, cluster homes and zero lot line placement all in keeping with the detached dwelling environment through the establishment of more common use green / open areas.

The requested RP-4 Planned Apartment Residential District is 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 requested CP-2 Community Commercial District is established to provide a location for a full-range of retail and office development serving the general needs of the community. The intent of the CP-2 District is to promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements. This site design improves the benefits derived from the required landscaping and the overall image of the commercial corridor.

2017 Multi-family Housing Assessment

In 2017, the City commissioned a study to evaluate future market demand and support for new rental housing developments in response to a sudden increase in the number of approved luxury multi-family projects between 2014 and 2016. The study focused on market-rate and luxury multi-family family demand. One of the goals of the study was to develop a 10-year luxury multi-family housing demand forecast through 2027. The table below provides a snapshot in time of the current supply relative to the study’s forecasted demand of luxury multi-family dwelling units for the city through 2027. The table is summarized as follows:

- 6,776 dwelling units – forecasted demand through 2027
- 2,121 dwelling units – current undersupply relative to 2027 forecasted demand (based on existing inventory + units under construction)
- 3,089 additional dwelling units have received approval or conceptual approval to date but have not begun construction

Per Study Dated 5/9/2017	Dwelling Units	Notes
2027 Overall Demand	6,776	
Supply: Existing Modern Units	2,304	
Supply: Units Under Construction	647	
Supply: Units Approved	1,506	
Supply: Combined	4,457	Existing + U/C + Approved
Demand Greater than Supply	2,319	Demand - Supply
Updated as of 9/17/2021		Notes
2027 Overall Demand	6,776	
Supply: Existing Modern Units	4,317	
Supply: Units Under Construction	338	
Supply: Units Approved	2,351	
Supply: Conceptual	738	
Total Supply	7,744	Existing + U/C + Approved + Conceptual

Net Demand Comparison with update		Notes
2027 Demand - Existing	2,459	Demand - Existing Units
2027 Demand - Construction	2,121	Demand - Existing Units - U/C
2027 Demand - Approved	-230	Demand - Existing Units - U/C - Approved
2027 Demand - Conceptual	-968	Demand - Existing Units - U/C - Approved - Conceptual

Modifications

Density, Lot Width and Minimum Lot Size (RP-1 zoning district). Modifications requested. **Staff supports the requested modifications.**

- **Required** – 4 dwelling units per acre maximum in the RP-1 district; minimum lot width of 60’ for single-family homes; and minimum 6,600 sq. ft. lot size per dwelling unit
- **Proposed** – 6.18 dwelling units per acre; 40’ lot width for single-family lots; and 4,000 sq. ft. per lot.
- **Recommendation** – To meet a demonstrated market demand for a housing product that is more attainable, the design of the proposed homes will feature a narrower floor plan. This narrower design will require a lesser lot area to accommodate the product. Additionally, the number and density of these lots required to be financially feasible for development is such that they need to be of a certain size that can only be accomplished with the requested deviation. The proposed housing product meets the comprehensive plan goal of providing diverse housing types to meet the changing housing needs of the community. For these reasons staff believes the requested modification is reasonable.
 1. Modification of UDO Sec. 6.030, Table 6-2, Density, to allow 6.18 units to the acre for the RP-1 district instead of 4 units to the acre.
 2. Modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Width, to allow 40’ for the RP-1 district instead of 60’.
 3. Modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, to allow 4,000 sf. per lot for the RP-1 district instead of 6,600 sf. per lot.

Density and Minimum Lot Size (RP-4 zoning district). Modifications requested. **Staff supports the requested modifications.**

- **Required** – 12 dwelling units per acre maximum in the RP-4 district; and minimum 3,500 sq. ft. lot size per dwelling unit
- **Proposed** – 13.12 dwelling units per acre; and 3,300 sq. ft. lot size per dwelling unit
- **Recommendation** – In keeping with similar multi-family communities within Lee’s Summit, the applicant has requested the following modifications to the overall density and minimum lot size of the proposed community.
 4. Modification of UDO Sec. 6.030, Table 6-2, Density, to allow 13.12 units to the acre for the RP-4 district instead of 12 units per acre.

5. Modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, to allow 3,300 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.

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
Streets of West Pryor Apartments	250	6.9	36.2 units/acre
Streets of West Pryor Senior Living	165	6.8	24.2 units/acre
Aria	480	61.9	21.3 units/acre
Stag's Field	372	34.8	13.7 units/acre

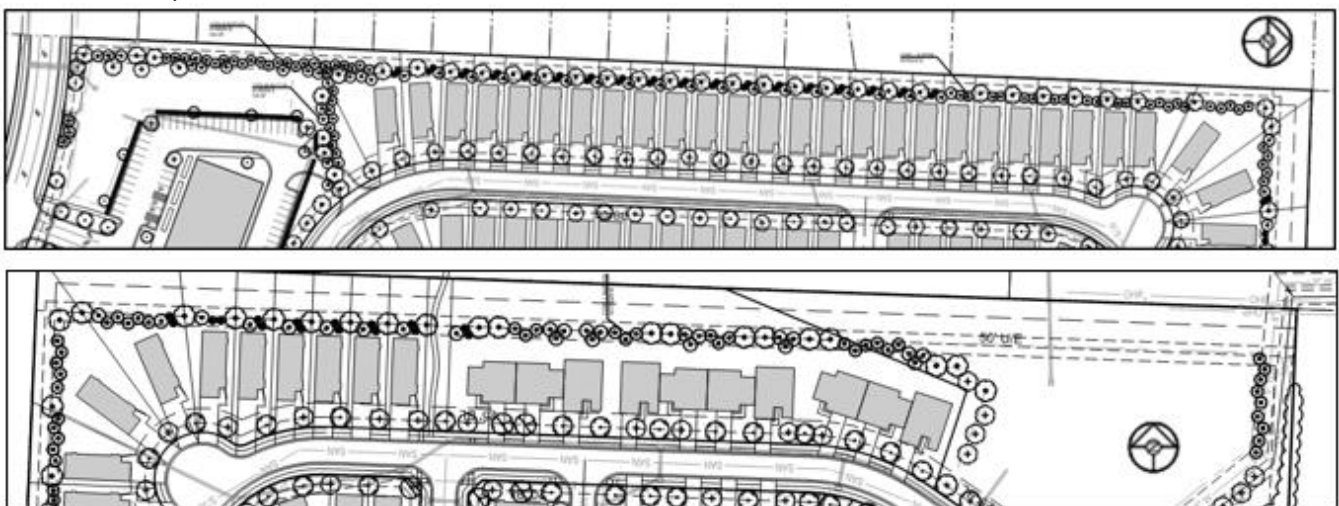
Landscaping, Caliper Size and Height. Modification requested. **Staff supports the requested modifications.**

- **Required** – Section 8.750 of the UDO requires a minimum of 3-inch caliper, measured at a point 6 inches above the ground or top of the root ball for deciduous trees, at planting; and Section 8.750 of the UDO requires a minimum height of 8 feet at planting for evergreen trees.
 - **Proposed** – The applicant has requested two modifications to this requirement: (1) a minimum 2.5-inch caliper for shade trees; (2) a minimum 2-inch caliper for ornamental trees; and (3) a minimum height of 6’ for evergreen trees.
 - **Recommendation** – Staff supports the 2.5-inch caliper for the shade trees, 2.0-inch caliper for ornamental trees and 6’ the evergreen trees. Best practices for landscaping indicate that the proposed smaller sizes of trees are more adaptable and have a higher rate of survival than larger trees. Staff intends to include changes to the minimum tree size requirements as part of a future UDO amendment. A modification for this size requirement has been approved as part of previously approved preliminary development plans under the same rationale.
6. Modification of UDO Sec. 8.750 to allow a minimum 2.5-inch caliper for shade trees instead of 3-inch.
 7. Modification of UDO Sec. 8.750 to allow a minimum 2.0-inch caliper for ornamental trees instead of 3-inch.
 8. Modification of UDO Sec. 8.750 to allow a minimum 6’ tall for evergreen trees instead of 8’ tall.

High-impact Landscape Buffer Location. Modification requested. **Staff supports the requested modification.**

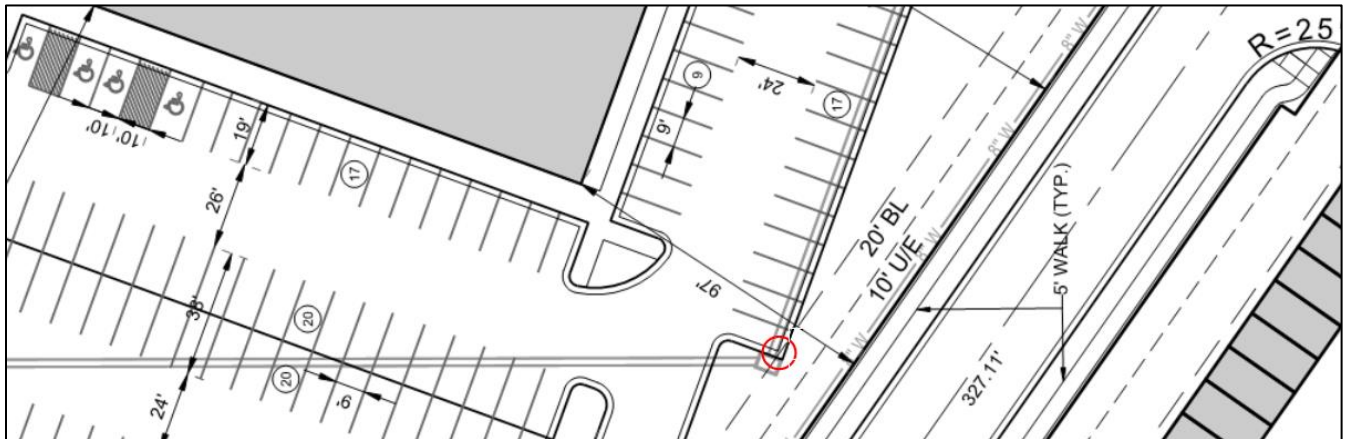
- **Required** – The required 20'-wide high-impact landscape buffer shall be located abutting the property line.
- **Proposed** – The required 20'-wide high-impact buffer will be set back from the property line.
- **Recommendation** – The placement of the proposed high-impact buffer is a result of a conflict with the existing electrical easements that run the length of the north and west property lines of the subject site. An alternative placement of the buffer is required to avoid conflicts with the future maintenance of the utilities in the easements.

9. Modification of UDO Sec. 8.750 to allow the required 20'-wide high-impact landscape buffers to be located off the property line in accordance with the submitted landscape plans dated September 2, 2021.



Parking lot setback. Modification requested. **Staff supports the requested modification.**

- **Required** - The UDO requires parking lots to be set back a minimum 20' from any public right-of-way.
- **Proposed** - The applicant proposes to reduce the required parking lot setback from 20' to 18' along the east property line adjacent to SE Heritage Street.
- **Recommended** – Staff supports the requested modification. The reduced setback is a result of the applicant's desire to maximize the available parking on the site. The encroachment will be adjacent to the proposed new collector street and the parking lot of the proposed apartments. For these reasons staff feels the request is reasonable.



Recommendation

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

6. Recommended Conditions of Approval

Site Specific

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 6.18 units per acre for the RP-1 district instead of 4 units per acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Width, shall be granted to allow minimum lot widths of 40' for the RP-1 district instead of 60'.
3. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum of 4,000 sf. per lot for the RP-1 district instead of 6,600 sf. per lot.
4. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 13.12 units per acre for the RP-4 district instead of 12 units to the acre.
5. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 3,300 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
6. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.5-inch caliper for shade trees instead of 3-inch.
7. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.0-inch caliper for ornamental trees instead of 3-inch.
8. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 6' tall for evergreen trees instead of 8' tall.
9. A modification of UDO Sec. 8.750 shall be granted to allow the required 20'-wide high-impact landscape buffers to be located off the property line in accordance with the submitted landscape plans dated September 2, 2021.
10. A modification shall be granted to reduce the required parking lot setback from 20' to 18' along the east property line adjacent to SE Heritage Street.
11. A stormwater waiver shall be submitted and approved for a peripheral drainage area located along the western edge of the proposed development.

12. Development shall be in accordance with the preliminary development plan dated September 2, 2021.
13. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA) and the off-site sanitary sewer improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to any building permits being issued.
14. Due to an excessive dead-end length for the water line proposed in Phase 2, the water line may be required to be looped in Phase 2. This would also potentially require the extension of public roads and storm sewers during Phase 2. Final determination will be made during the final development plan submittal and review process.
15. Interior water lines, storm lines, and sanitary sewer lines shown within Phase 3 may be considered to be private. Final determination to be made during the final development plan submittal and review process.
16. The sanitary sewers serving Phase 2 and shown to be installed beneath unfinished road bed may require the installation of additional roads, water lines and storm sewers. Final determination will be made during the final development submittal and review process.
17. A second means of access for emergency purposes shall be installed when required by the 2018 International Fire Code. The construction and location of the access shall be approved the City of Lees Summit Fire Marshall.

Standard Conditions of Approval

18. 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.
19. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
20. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
21. 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 approval of Final Development Plans or engineering plans. A certified copy shall be submitted to the City for verification.
22. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
23. 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.
24. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

25. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 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 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
26. A final plat shall be approved and recorded prior to any building permits being issued.