



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-384 – COMPREHENSIVE PLAN AMENDMENT
Applicant	Andrew Mackey
Property Address	Approximately 12 acres generally located along NE Akin Blvd between NE Meadowview Dr and NE Morgan Dr.
Planning Commission Date Heard by	December 2, 2021 Planning Commission
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: July 20, 2021
Neighborhood meeting conducted: October 11, 2021
Newspaper notification published on: November 13, 2021
Radius notices mailed to properties within 300 feet on: November 10, 2021
Site posted notice on: November 12, 2021

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Attachments

Comprehensive Plan Amendment Exhibit, dated October 28, 2021 – 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Andrew Mackey
Applicant's Representative	Patricia Jensen / Rachele Biondo
Property Owner	CRCP Investments, LLC
Location of Property	Generally located along NE Akin Blvd between NE Meadowview Dr and NE Morgan Dr
Size of Property	±11.96 Acres (520,977.6 sq. ft.)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation (existing)	Office
Comprehensive Plan Designation (Proposed)	Residential 3
Procedure	Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance. The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.

Current Land Use
The subject property is comprised of 5 undeveloped plated commercially zoned lots.

Description of Applicant's Request
The applicant proposes to amend the 2021 Ignite Comprehensive Plan land use designation from Office to Residential 3 to allow for the construction of a proposed multi-family development.

2. Land Use

Description and Character of Surrounding Area
The subject site is bordered by RP-4 zoned multi-family residential along the western property line. The properties to the north, east and south are zoned CP-2 and have been development as Chapel Ridge Business Park, consisting largely of professional and medical office uses.

Adjacent Land Uses and Zoning

North (across NE Custer Dr):	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
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South:	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
East:	CP-2 (Planned Community Commercial District) – Chapel Ridge Business Park
West (across NE Akin Blvd):	RP-4 (Planned Apartment Residential District) – The Fairways Apartment Homes

Site Characteristics
The northern half of the overall project site generally slopes from the southeast to the northwest. The south half of the property slopes primarily north to south. The subject site is relatively devoid of trees and is covered with grass. Public infrastructure (roads, water & sewer) currently exist adjacent to the property boundaries.

Special Considerations
N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement

Unified Development Ordinance (UDO)

The requested comprehensive plan amendment stems from a conflict between the existing Ignite Comprehensive Plan land use designation and the applicant’s proposed multi-family development.

Consideration of an amendment to the Comprehensive Plan requires a public hearing before the Commission, following publication notice. Should the Commission grant the requested amendment to the Comprehensive Plan, it shall be approved by resolution.

4. Comprehensive Plan

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

Comprehensive Plan

The 2021 Ignite Comprehensive Plan land use map identifies the subject site as Office. The applicant proposes to build a 276-unit multi-family apartment development (#PL2021-382) on the subject site. To accommodate the proposed development, the applicant requests the Planning Commission grant an amendment to the land use map to identify the subject site as Residential Category 3.

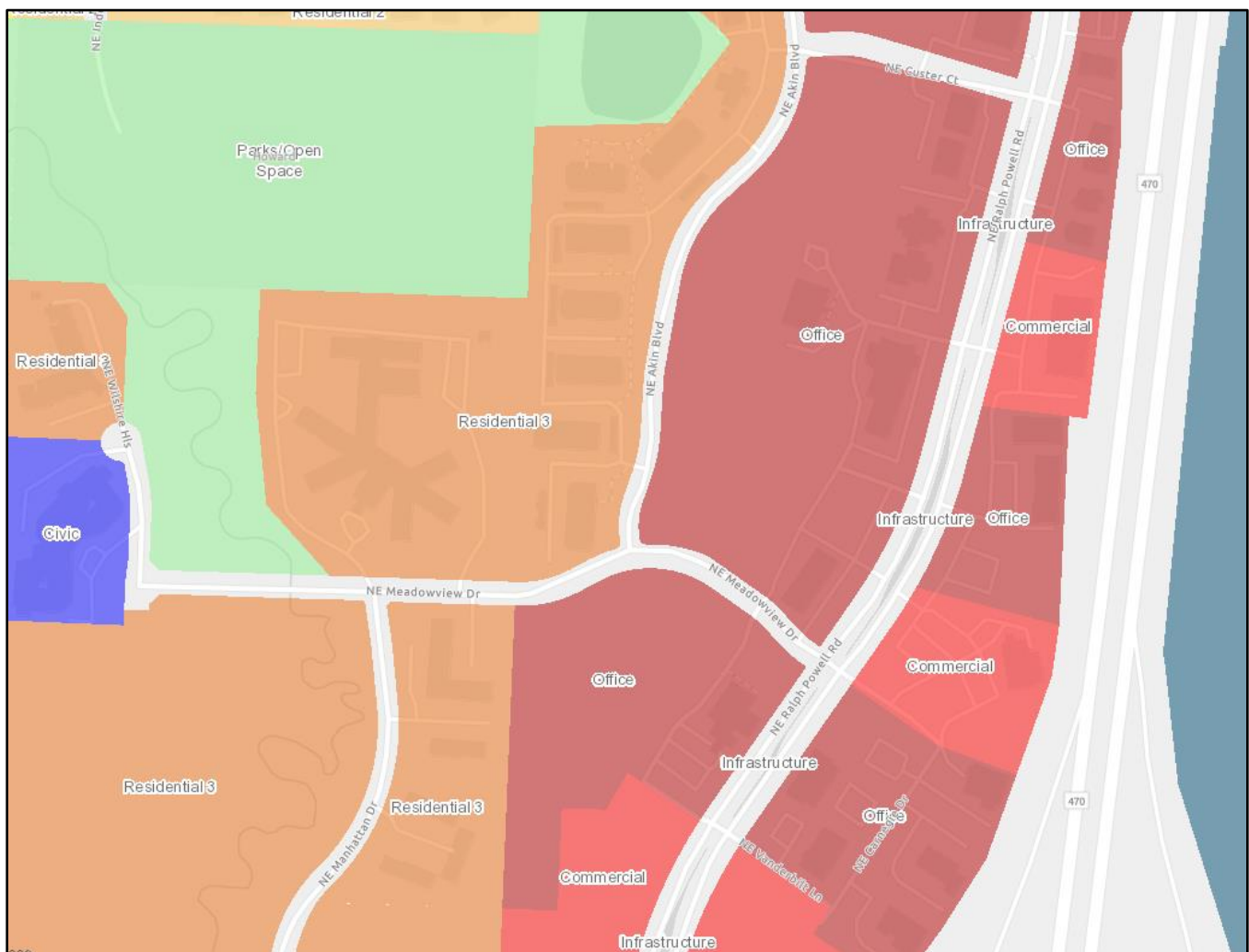
Residential Category 3 is established to accommodate multi-family residential housing ranging from mid-rise mixed use to apartment. The Location / Compatibility section of the Future Land Use Category table recommends that the physical layout of a development in this category should aim to ‘node’ or ‘center’ the development around an intersection of an arterial or collector street. By positioning the proposed

development adjacent to an existing multi-family development and along NE Akin Boulevard, the applicant meets the intent of this objective.

The Ignite Comprehensive Plan further 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 developments that increase density and the availability of housing options. The proposed development is in harmony with this goal.

The existing Office land use designation is not the best suited land use designation for the properties as they are second tier properties removed from the commercial collector. Their location is such that that they are not the highly visible location many commercial businesses are looking for when developing property.

For the reasoning stated above, should the requested amendment to land use designation be granted, staff finds the proposed Residential 3 to be substantially consistent with the adopted plan and achieve the specified goals and objectives of the Ignite Comprehensive Plan.



5. Analysis

Background and History

- May 4, 2006 – City Council approved a change in zoning classification from AG and CP-2 to CP-2 and RP-4 on land located south of Woods Chapel Road and approved a preliminary development plan for Chapel Ridge West (Appl. #2006-022 & Appl. #2006-023), by Ordinance No. 6181.
- November 9, 2006 – The City Council approved the final plat entitled *Chapel Ridge Business Park, Lots 19-22 and Tracts L & M* (Appl. #2006-179) by Ordinance No. 6295.
- May 20, 2021 – The Planning Commission adopted the 2021 Lee’s Summit Ignite Comprehensive Plan (Appl. #PL2021-001) by Resolution No. 2021-01.

Compatibility

Should the Planning Commission grant the requested Comprehensive Plan Amendment, the requested land use designation will be consistent with the existing land use designation adjacent to the western boundary of subject property.

Adverse Impacts

The proposed comprehensive plan amendment will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

Public Services

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

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

Standard Conditions of Approval

1. Approval of the subject Comprehensive Plan Amendment shall be contingent upon City Council approval of Application #PL2021-382 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments, 721 NE Meadowview Dr, 781 NE Meadowview Dr, 821 NE Custer Dr, 3301 NE Akin Blvd and 3430 NE Ralph Powell Rd721.