



The City of Lee's Summit

Final Agenda

Community and Economic Development Committee

Wednesday, October 10, 2018

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Call to Order

Roll Call

Approval of Agenda

Approval of Action Letter

[2018-2366](#) Approval of the September 12, 2018 Community and Economic Development Committee action letter.

Public Comments

Items for Discussion

[2018-2310](#) Discussion on Project Progression from Preliminary Development Plan to Final Development Plan

Presenter: Josh Johnson, Assistant Director of Plan Services

[2018-2354](#) UDO Amendment Priorities

Presenter: Josh Johnson, Assistant Director of Plan Services

Business

Roundtable

Adjournment

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Packet Information

File #: 2018-2366, **Version:** 2

Approval of the September 12, 2018 Community and Economic Development Committee action letter.

Issue/Request:

Approval of the September 12, 2018 Community and Economic Development Committee action letter.

The City of Lee's Summit
Action Letter - Draft
Community and Economic Development Committee

Wednesday, September 12, 2018

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

AMENDED

1. Call to Order

2. Roll Call

Present: 4 - Vice Chair Diane Forte
Councilmember Fred DeMoro
Liaison Donnie Funk
Chairperson Beto Lopez

Absent: 2 - Councilmember Craig Faith
Alternate Bob Johnson

3. Approval of Agenda

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that this agenda be approved. The motion carried unanimously.

4. Approval of Action Letter

- A. [2018-2169](#) Approval of the July 11, 2018 Community and Economic Development Committee Minutes.

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that the minutes be approved. The motion carried unanimously.

5. Public Comments

There were no public comments presented.

6. Items for Discussion

- A. **2018-2037** Public Hearing - Appl. #PL2018-089 - Unified Development Ordinance (UDO) Amendment #1 - Article 5 Zoning Districts and Article 10 Special Uses, to add indoor climate controlled storage facilities as a special use in the CP-2 (Planned Community Commercial), and AZ (Airport) zoning districts; City of Lee's Summit, applicant.

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that this application be forwarded to the Planning Commission. The motion carried unanimously.

- B. [2018-2260](#) Public Hearing - Appl. #PL2018-162 - Unified Development Ordinance (UDO) Amendment #2, Article 5 Zoning Districts and Article 9 Uses Permitted with Conditions to allow fire stations as a use permitted with conditions in all zoning districts; City of Lee's Summit, applicant.

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that this application be forwarded to the Planning Commission. The motion carried unanimously.

7. Business

- A. [2018-2253](#) Housing Affordability presentation and discussion
Presentation and discussion only. No action taken.
- B. [2018-2254](#) Small Lot Development - presentation and discussion
Presentation and discussion. No action taken.

- C. [2018-2287](#) Commercial Economic Development Opportunities - presentation and discussion
Presentation and discussion. No action taken.

8. Roundtable

Mark Dunning advised the Committee Members that the Comprehensive Master Plan is approved by the Planning Commission. Vice Chair Forte proposed a joint work session with the City Council and the Planning Commission. Councilmember DeMoro made reference to a successful community in Seaside, Florida. Vice Chair Forte asked what the status of The Groves Project was. Mark Dunning stated that there were on going discussions with the developer and that this would be presented to City Council on September 20 or at a meeting in October.

9. Adjournment

A motion was made by Councilmember DeMoro, seconded by Vice Chair Forte, that this meeting be adjourned at 5:36 pm. The motion carried unanimously.

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Packet Information

File #: 2018-2310, **Version:** 1

Discussion on Project Progression from Preliminary Development Plan to Final Development Plan

Issue/Request:

Staff will give an overview of the purpose of both Preliminary and Final Development Plans. The presentation will also cover the UDO allowances for changes between preliminary and final plans.

Josh Johnson, Assistant Director of Plan Services

Section 4.010. Changes to preliminary development plans

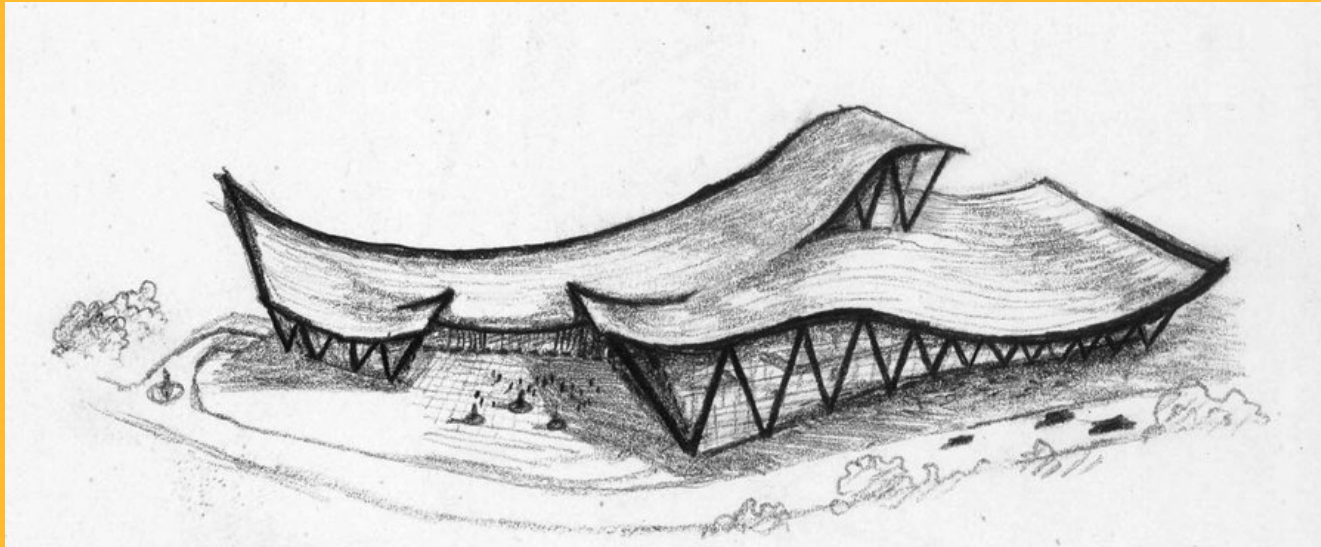
- A. Requirement. When a change is proposed to an approved preliminary development plan, the following shall govern the type of application required.
1. Substantial changes. A new preliminary development plan application shall be submitted. Approval of the new preliminary development plan shall follow the procedures for approval of preliminary development plan applications as set forth in this Article. In determining whether to approve an application for a substantial change to a preliminary development plan, the Commission or Governing Body shall apply the criteria set forth in this Article. In the event that the application for the preliminary development plan is denied, the previously approved preliminary development plan will remain in effect.
 2. Minor changes. Minor changes to the approved preliminary development plan, as defined in this Section, may be approved by the Director as part of a final development plan application.
 3. No changes. If there are no changes to an approved preliminary development plan, a final development plan shall be submitted for approval by the Director.
- B. Definition of substantial changes. For purposes of this Section, "substantial changes" to the approved preliminary development plan shall mean any of the following:
1. A change in the phases as originally specified in the preliminary development plan that would have a negative impact on the traffic circulation.
 2. Increases in the density or intensity of residential uses of more than 10%.
 3. Increases in the total floor area of all nonresidential buildings covered by the plan of more than 25%.
 4. Increases of lot coverage of more than 10%.
 5. Increases in the height of any building of more than 25%.
 6. Changes of architectural style that will make the project less compatible with neighboring uses.
 7. Changes in ownership patterns or stages of construction that will lead to a different development concept.
 8. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities.
 9. Decreases of any setback of more than 10%.
 10. Decreases of areas devoted to open space of more than 10% of such open space, or the substantial relocation of such areas.
 11. Changes of traffic circulation patterns that will negatively affect on-site and/or off-site traffic.
 12. Changes of existing and/or proposed pedestrian walkways that will negatively affect pedestrian traffic.
 13. Modification or removal of conditions to the preliminary development plan approval.

14. Changes to the water or sanitary sewer plans that impact these utilities outside the project boundaries.

C. Definition of minor changes. For purposes of this Section, "minor changes" to the approved preliminary development plan shall include, but not be limited to the following: (Amend. #48)

1. Increases in the density of residential uses up to and including 10%.
2. Increases in the total floor area of all nonresidential buildings covered by the plan up to and including 25%.
3. Increases of lot coverage up to and including 10%.
4. Increases in the height of any building up to and including 25%.
5. Decreases of any peripheral setback up to and including 10%.
6. Decreases of areas devoted to open space up to and including 10%.
7. Reconfiguration of buildings provided that no required setbacks are violated
8. Revised phasing plan that has no substantial impact upon traffic circulation or required street construction

Preliminary Development Plan to Final Development Plan



LEE'S SUMMIT
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Preliminary Development Plan

- Is it possible?
- Public process involving most projects
- UDO requirements
- Infrastructure capacity
 - Traffic
 - Sewer
 - Water
 - Stormwater

Final Development Plan

- Near construction level documents
- Finer architectural detail
- Actual design of private or public infrastructure associated with development
- Currently this is a purely administrative process
- Some changes are allowed between PDP and FDP

Minor Changes

1. Increases in the density of residential uses up to and including 10%.
2. Increases in the total floor area of all nonresidential buildings covered by the plan up to and including 25%.
3. Increases of lot coverage up to and including 10%.

4. Increases in the height of any building up to and including 25%.
5. Decreases of any peripheral setback up to and including 10%.
6. Decreases of areas devoted to open space up to and including 10%.
7. Reconfiguration of buildings provided that no required setbacks are violated
8. Revised phasing plan that has no substantial impact upon traffic circulation or required street construction

Substantial Changes (new public hearing)

1. A change in the phases as originally specified in the preliminary development plan that would have a negative impact on the traffic circulation.
2. Increases in the density or intensity of residential uses of more than 10%.
3. Increases in the total floor area of all nonresidential buildings covered by the plan of more than 25%.

4. Increases of lot coverage of more than 10%.
5. Increases in the height of any building of more than 25%.
6. Changes of architectural style that will make the project less compatible with neighboring uses.
7. Changes in ownership patterns or stages of construction that will lead to a different development concept.

8. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities.
9. Decreases of any setback of more than 10%.
10. Decreases of areas devoted to open space of more than 10% of such open space, or the substantial relocation of such areas.
11. Changes of traffic circulation patterns that will negatively affect on-site and/or off-site traffic.

12. Changes of existing and/or proposed pedestrian walkways that will negatively affect pedestrian traffic.
13. Modification or removal of conditions to the preliminary development plan approval.
14. Changes to the water or sanitary sewer plans that impact these utilities outside the project boundaries.

Questions

Packet Information

File #: 2018-2354, **Version:** 1

UDO Amendment Priorities

Issue/Request:

Staff will present a list of possible UDO amendments. Our intent is for the CEDC to help prioritize the amendments or provide other ideas for changes to the UDO.

Josh Johnson, Assistant Director of Plan Services

Amendment Name	Description
FDP changes	Allow engineering plans and building plans to act as an FDP, and examine of level of study requirements needed at each stage of development.
PDP triggers	Examine opportunities to exclude smaller projects from the PDP and public hearing process requirement
Height Measurement	Clarify the method for height measurement
Definitions	Use more common definitions for terms
Density and FAR	look at the whole zoning code to see if our current levels make sense
Update Uses	Analyze our current list of uses and look for areas that would benefit from more detail or clarity
Sidewalks Standards	Allow for fee in lieu of construction, require sidewalks on both sides of residential streets, create a trigger for sidewalk construction throughout an entire subdivision
Landscape Standards	Compare our landscape ordinance with other similar size communities and make changes based upon industry standards.
Parking Standards	Explore updating parking requirements based upon latest industry standards
CPTED	Review our current language and requirements for CPTED
Design Standards	Clarify the City's requirements for building design Analyze our public improvements section in the UDO Subdivisions sections in comparison to the Design and Construction Manual
Public Improvements	
Accessory Structures	Clarify our standards for compatibility
Sign Code	Examine our sign code and our sign exceptions granted by the Planning Commission over the past few years and determine if our standards need to be updated
Small Lot Development	Create a zoning district or set of standards for small-lot development.