

Summit Orchard West Preliminary Development Plan

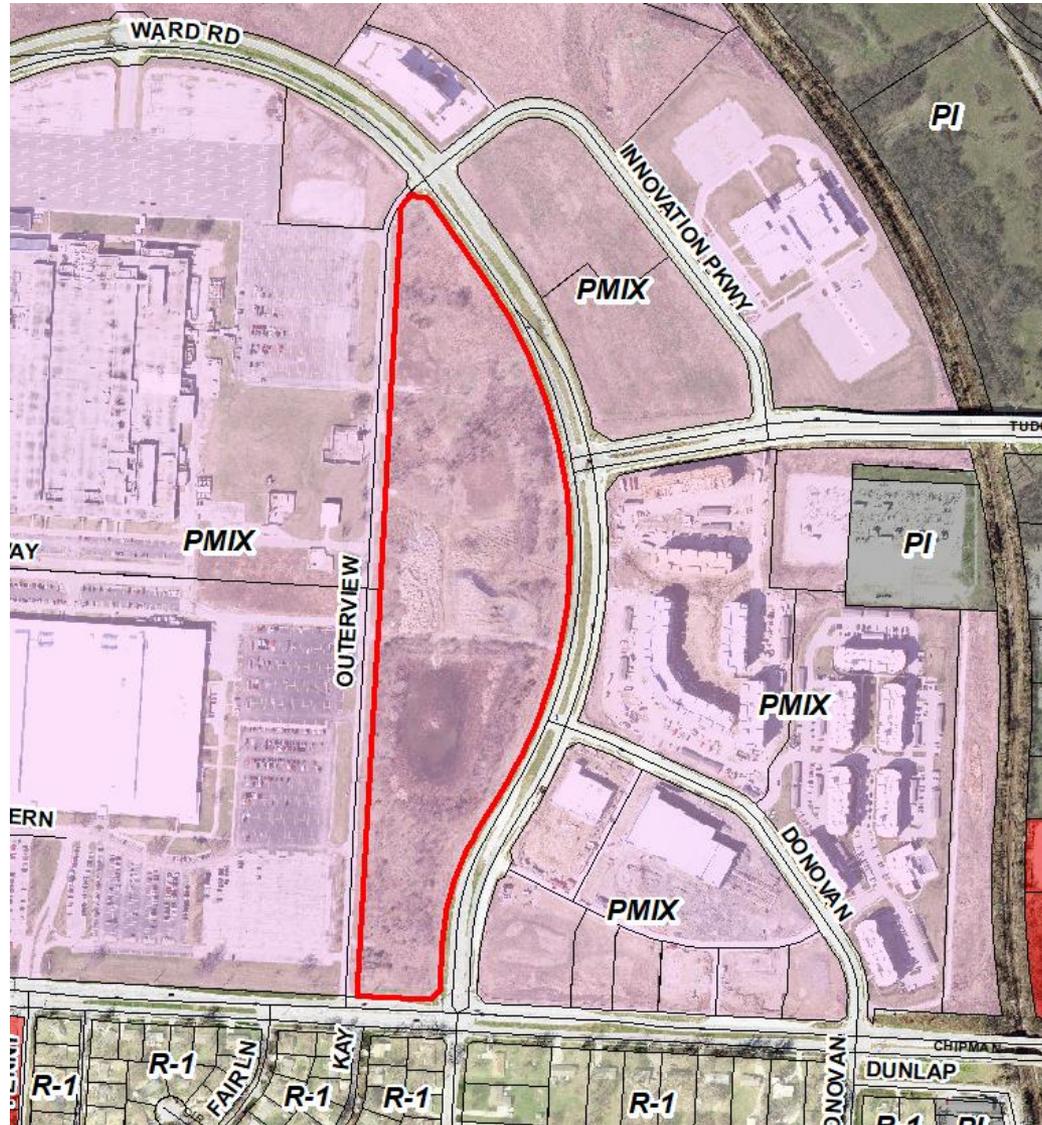
File #PL2022-311
November 15, 2022

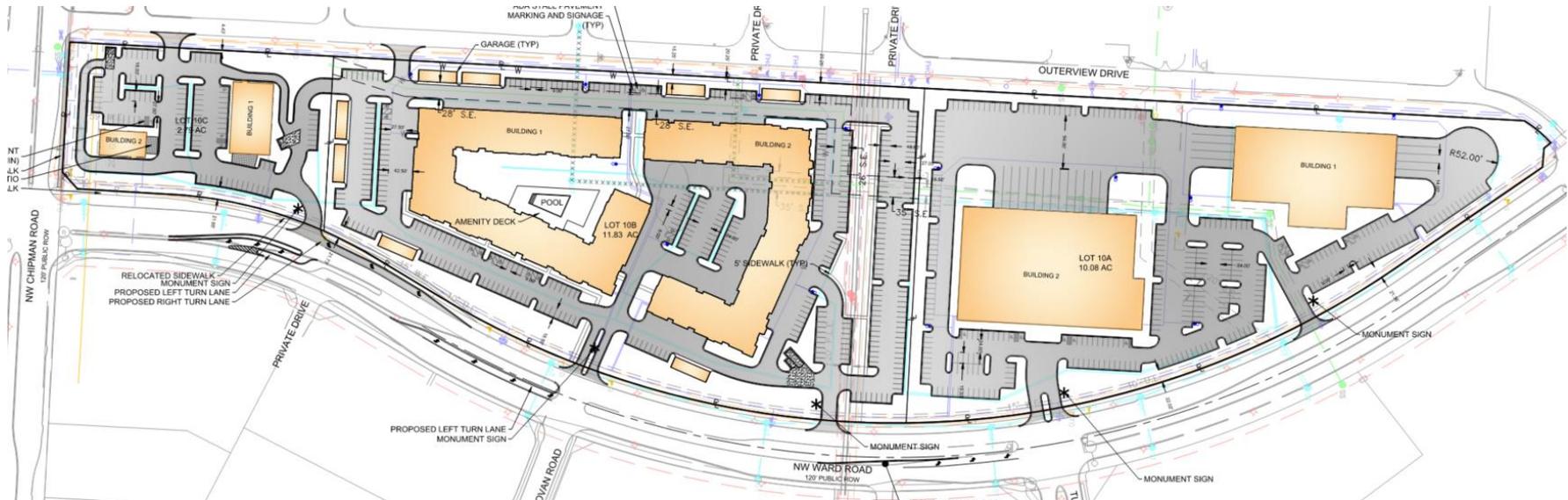


LEE'S SUMMIT
MISSOURI

Yours Truly







Acres – 24.7 total

Number of Lots – 3

Zoning – CP-2

Building Area

123,000 sq. ft. – Lot 10A (office-warehouse/comm. – Phase 2)

470,000 sq. ft. – Lot 10B (multi-family residential – Phase 1A)

12,300 sq. ft. – Lot 10C (retail/restaurant/comm. – Phase 1B)

605,300 total sq. ft.

FAR/Density

0.28 – Lot 10A

27.3 units/acre – Lot 10B (323 units)

0.10 – Lot 10C

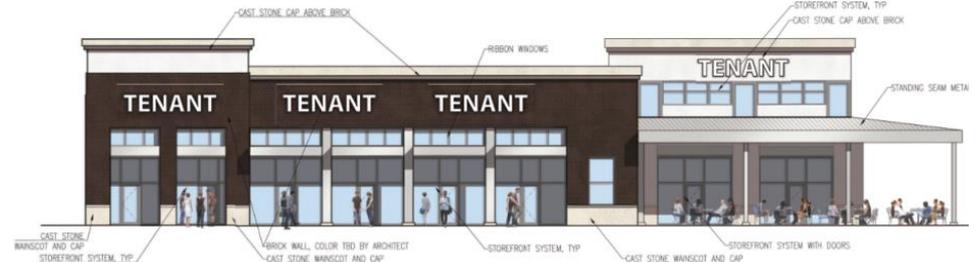
Parking – 901 required; 983 proposed



Project Information



MATERIAL LEGEND



PMIX Zoning District Development Standards. Established at the time of rezoning and/or preliminary development plan per approved plan.

Development Standards				
Land Use	FAR/Density (max.)	Setbacks (Front/Side/Rear)	Building Height	Parking Ratios
Commercial; Industrial (Proposed Standards)	0.5 FAR	15'/10'/15'	45'	Per UDO standards (see below)
Commercial; Industrial (UDO Standards – CP-2 and PI)	0.55 FAR – CP-2 District	15'10'/15' – CP-2	40' – CP-2	4/1,000 sq. ft. – Office; 5/1000 sq. ft. – Retail; 14/1,000 sq. ft. – Restaurant; and 1/1,000 sq. ft. -- Warehouse
	1.0 FAR – PI District	20'/10'/20 – PI	N/A - PI	
Multi-family Residential (Proposed Standards)	30 units/acre	15'/10'/15'	65'	1.75/dwelling unit ¹
Multi-family Residential (UDO Standards – RP-4)	12/units/acre	20'/10/20'	50'	1.5/dwelling unit – Studio unit 2.0/dwelling unit – 1 or 2 <u>Bdrm</u>

¹ – Consistent with recent LS apartment projects (e.g. Douglas and Tudor Apts; Downtown LS Apartments [Elevate 114]) and KC metro municipality requirements ranging from 1.0 to 1.8 per unit.

Existing UDO Sign Standards – PMIX zoning district

Tenant Space Size	Number of Wall Signs	Sign Area	Sign Location	Max. Letter Height
N/A	3 per building (single-tenant bldg.); or 2 per tenant (multi-tenant bldg.)	10% max. of façade area	Any façade	6'

Proposed Sign Standards

Tenant Space Size	Number of Wall Signs	Sign Area	Sign Location	Max. Letter Height
5,000 sq. ft. +	Primary sign - 1 per distinct store elevation; max. of 2	10% max. of façade area	Main entry façade(s)	6'
	Secondary sign - 1		Tenant space side or rear façade	3'
< 5,000 sf. Ft.	1 per façade; max. of 3	10% max. of façade area	Any tenant space façade	4'

- The proposed mix of residential, commercial and industrial uses is consistent with the range of uses intended for the Summit Activity Center under the Ignite Comprehensive Plan.
- The proposed mix of uses and building architecture is consistent with the initial Summit Orchards development and compatible with the existing Summit Technology campus.
- The subject application develops a significant vacant site along a major commercial corridor.

Prior to the issuance of any occupancy permit within Phase IA (Multi-family Residential) the requirement(s) below shall be substantially completed:

1. A 200' plus taper northbound left-turn lane along Ward Road at the intersection of Donovan.

Prior to the issuance of any occupancy permit within Phase IB (Restaurants) the requirement(s) below shall be substantially completed:

2. Restripe the southbound lanes at Ward Road and Chipman Road to a right-turn lane, a through lane, and dual left-turn lanes (minimum 170' of storage for the inner lane and 190' for the outer lane plus taper) with the appropriate signage per the MUTCD recommendations.
3. A 130' plus taper northbound left-turn lane along Ward Road at the southmost point of access to the subject site (Entrance B, per the TIS).
4. A 200' plus taper southbound right-turn lane along Ward at the second point of access to the subject site (Entrance B, per the TIS).
5. Provide internal site connection between Phases 1A and 1B.

Prior to the issuance of any occupancy permit within Phase 2 (Industrial/commercial) the requirement(s) below shall be substantially completed:

6. Reconstruct the northbound U-turn lane along Ward at Tudor Road to a 200' plus taper left-turn lane. The westbound lanes must be restriped to provide a right-turn lane and a through/left-turn lane. At the time of constructing the new access point to the proposed site, the developer will be responsible for the construction of the eastbound signal mast arm with pedestrian equipment in accordance with the City's Design and Construction Manual (DCM)/MUTCD.

1. Development shall be in accordance with the preliminary development plan dated September 27, 2022, inclusive of the development standards (i.e., lot coverage, setbacks, building height, density/FAR, land use, parking standards, etc.) and building elevations contained therein.
2. The existing sanitary sewer easement that conflicts with the proposed building layout shall be vacated and recorded with the Jackson County Recorder of Deed Office prior to the issuance of any building permit Lot 10B or Lot 10C.
3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated October 12, 2022.
4. Signage standards shall be subject to the Tenant Sign Criteria handbook with an upload date of September 27, 2022.