

LS Memorandum

City of Lee's Summit

To: [Planning Commission]

From: [Development Services Department]

C: [File]

Date: [October 16, 2020]

Re: [**Amended Appl. #PL2020-134 – PRELIMINARY DEVELOPMENT PLAN – Lee's Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant**]

[The Planning Commission considered and approved the preliminary development plan (PDP) for Lee's Summit Middle School #4 at the meeting of July 23, 2020. The PDP was approved with five (5) conditions of approval, including Condition #5 that addresses the requirement for a development agreement for off-site and future public improvements. This particular condition ties the issuance of any building permits to the execution of the development agreement and recording of said agreement with Jackson County.

Lee's Summit Middle School #4 is targeted to open for the start of the 2022-2023 school year. While the City is actively working with the R-7 School District on the development agreement, holding the issuance of any building permits while the process of executing and recording the development agreement is completed impacts the construction schedule and likely results in missing the targeted opening for the fall of 2022. With this in mind, the City is comfortable allowing the issuance of building permits for only the building foundations prior to the execution and recording of the development agreement. As such, the City proposes amending Condition #5 as shown below (marked up in bold and underlined); Conditions #1-4 remain unchanged. Included below is motion language

Proposed Planning Commission motion: I move to recommend approval of Amended Appl. #PL2020-134 – PRELIMINARY DEVELOPMENT PLAN – Lee's Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant, subject to Conditions #1-5 included in Staff's memo dated October 16, 2020.

1. A modification shall be granted to the minimum 3" deciduous tree caliper size, to allow 2" caliper ornamental trees.
2. Two monument signs with an overall height of 8'-10", a sign face area of 40 sq. ft. and a sign structure area of 77 sq. ft. shall be allowed along SE Bailey Rd as depicted on the preliminary development plan.

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3. Prior to approval of a final development plan (FDP), either the FDP shall not show any proposed development within any stream buffer areas or a stream buffer waiver, containing a stream assessment in accordance with APWA Section 5605.5, shall be submitted to and approved by the City.
4. Prior to approval of the final development plan, a final sanitary sewer report shall be submitted to and accepted by the City.
 - a. The preliminary sanitary sewer report only extended to the upper reach of the interceptor line (i.e., to Manhole #47-020). The report shall be revised to include an analysis to Manhole #54-002, and include calculations of the sanitary sewer flows and hydraulic grade line for the northwest 24-inch branch upstream of Manhole #54-002.
 - b. A discussion of downstream sanitary sewer line upgrades shall be included in the report if the results of the revised sanitary sewer study show surcharging in the downstream portion of the line.
5. The ~~Developer~~ **District** 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), off-site sanitary sewer improvements, future sanitary sewer and water main extensions to the plat boundary and a future box culvert. No building permits, **other than building permits for work on the building foundations**, 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 required public improvements, not future improvements, shall be substantially complete prior to any occupancy.]