

Legislation Details (With Text)

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Title: PUBLIC HEARING - Appl. #PL2018-012 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #65 - Article 7 Design Standards, proposed amendments to the Downtown Design Standards, lighting standards and trash enclosure gate requirements; City of Lee's Summit, applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. UDO Amend. #65 DT Design Standards PDF 1-19-18.pdf

Date	Ver.	Action By	Action	Result
3/1/2018	1	City Council - Regular Session	received and filed	
2/13/2018	1	Planning Commission	recommended for approval	Pass
1/10/2018	1	Community and Economic Development Committee	referred	Pass

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Amendment #1 for consideration.

Recently a project involving a downtown storefront rehabilitation was brought before the City Council on appeal from the Director's decision concerning materials proposed to be used. There was discussion at that time to relook at the downtown design standards for their continued relevance today. A small group was assembled with representatives from Downtown Main Street, a downtown business, Historic Preservation Commission, City Council and city staff to review the design standards and bring forth recommendations on any amendments that might be necessary to more clearly define regulations that support historic preservation efforts in the future.

The attached document is the result of the committee's review and recommendation being brought forward for your consideration. The majority of the proposed amendments are meant to more clearly define and bolster regulations that support our historic downtown. The amendments are also designed to resist exterior renovation and rehabilitation efforts that will negatively impact and erode the historical significance that currently exists in our Downtown National Register District. Many products and materials are available today that, although they may fit the same time period, do not belong in Downtown Lee's Summit. Introducing foreign materials into historical themed architecture begins the erosion of the District character and once allowed, acts like a cancer that is difficult to stop. These proposed amendments are intended to set a basis for which renovation and rehabilitation should adhere to and also restructures the appeal process making it much less onerous for all involved.

Two additional amendments are being requested under Amendment #65 to Article 7:

*Lighting Standards - Reducing light glare and trespass; providing an exception for significant elevation differences; providing for the use of new light source technology; clarifying the property line where the footcandle measurement is to take place; and clarifying "uniformity ratios" for parking lots.

*Trash Enclosures - adding the word "opaque or semi-opaque" to steel gates for clarifying screening requirements. The current regulations state that storage containers shall be screened so that they are not visible from off the property. Opaque screening provides the ultimate visual obstruction but staff has viewed mesh screening material that provides a barrier but much lighter in weight and that provides some security enhancements by allowing someone to see a person standing behind such a screen.

Recommendation: Staff recommends approval of UDO Amendment #65.