

Legislation Details (With Text)

File #: 2019-2574 **Name:**

Type: Public Hearing - Sworn **Status:** Agenda Ready

File created: 2/7/2019 **In control:** City Council - Regular Session

On agenda: 3/19/2019 **Final action:**

Title: Public Hearing: Application #PL2018-234 - Preliminary Development Plan - DTLs Apartments, 114 SE Douglas Street; Cityscapes Properties, LLC, applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Letter, 2. Transportation Impact Analysis, 3. Preliminary Development Plan, 4. Street View Rendering, 5. Traffic Impact Study, 6. Parking Assessment, 7. Modification Request Letters, 8. National Parking Association Study, 9. Location Map

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|--------------------------|--------|
| 2/14/2019 | 1 | Planning Commission | recommended for approval | Pass |

Public Hearing: Application #PL2018-234 - Preliminary Development Plan - DTLs Apartments, 114 SE Douglas Street; Cityscapes Properties, LLC, applicant.

*****A condition of approval has been added to the ordinance requiring the developer to execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, sanitary sewer improvements.*****

Issue/Request:

The applicant proposes to redevelop the former home of the Lee's Summit United Methodist Church, approximately 3.734 acres located at 114 SE Douglas St. The 36 stall 0.408 acre parking lot located across SE Douglas St is included in this project. The single-phase apartment project will be four stories and be comprised of 16 studio units, 162 one-bedroom units and 98 two-bedroom units. The original 1922 church building will be incorporated into the new building and repurposed as the leasing office with areas for resident amenities. An internal courtyard will offer a pool and outdoor entertainment area.

Parking will be provided through a combination of a structured garage, surface-parking stalls, new on-street parallel parking and shared public parking. The proposed materials to be used in the construction of the exterior include brick, horizontal fiber cement lap siding and smooth fiber cement panels.

Modifications are requested to the design standards for the downtown core area, floor area ratio (FAR) and minimum parking stall dimensions.

- 276 units on 3.734 acres
- 2.03 FAR - 1.0 max allowed in CBD
- 544 parking spaces provided - 544 parking spaces required
 - 441 structured parking garage
 - 36 surface parking lot

- 8 on-street parking
- 59 shared public parking
- 76.3% proposed overall impervious coverage - 80% maximum recommended impervious coverage
- 23.7% proposed overall open area - 20% minimum recommended open area

Jim Thomas, Applicant
Shannon McGuire, Planner

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan subject to the following:

1. A modification shall be granted to the maximum allowable 1.0 FAR in the CBD, to allow 2.03 FAR.
2. A modification shall be granted to the minimum parking stall dimensions of 9' wide x 19' deep, to allow 77 compact parking stalls at 8' wide x 18' deep in the parking garage and 364 standard parking stalls at 8.5' wide x 18' deep in the parking garage.
3. A modification shall be granted to the Design Standards for the Downtown Core Area's requirement that first and second floor elevations of street facing facades consist of brick, to allow for the brick facade to be one story in limited areas, consistent with the preliminary development plan date stamped January 22, 2019.
4. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, sanitary sewer improvements. No building permits 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.