

## Legislation Text

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**Public Hearing - Application # PL2017-177 - UDO Amendment #63 Article 5 Zoning Districts and Article 6 Overlay Districts - M-150 Corridor Overlay District Zoning and Development Standards; City of Lee's Summit, applicant.**

This item was originally brought before the CEDC on June 14, 2017 and was positively received. Direction was provided to add clarification for better understanding of requirements making it clear to the applicant on what is expected for development along the M-150 Hwy Corridor. Staff has added specific requirements in the "sustainability requirements" section including stormwater best management practices, construction and demolition debris and waste management plan, on-site waste containment documentation and construction staging area. Erosion control measures have also been added.

Staff met with an interested development group looking at developing a substantial piece of property in the M-150 Corridor. They are anticipating using the new requirements being presented here for their application filing.

The proposed amendment to the M-150 Corridor Overlay will simplify the requirements for development and still achieve sustainability elements such as conservation methods and best practices for stormwater detention, including rain gardens and bio-swales. The proposed amendment also reduces the area on which the overlay district requirements apply, including the removal of all single family and two family residential areas. The M-150 Overlay regulations will still apply to all developed and non-developed multi-family and commercial areas, including both new development and redevelopment of properties identified on the new revised map.

Also included in this amendment are provisions for managing construction debris and waste emanating from the construction site in an effort to reduce the amount of construction debris going to area landfills. Recycling is being highlighted as well as construction staging area defined.

Other revisions being proposed in this amendment include removal of the new zoning districts that were originally established with the overlay adoption and returning to the existing zoning classifications that everyone is familiar with. These new districts have not been used to date and staff may consider a City initiated rezoning to coincide with the new design standards embedded within the overall amendment. The proposed mixed use areas would carry the PMIX zoning providing for more control over the types of development the City would like to see. Staff would follow up with the City initiated rezoning upon approval of these proposed amendments.

These revisions are in response to concerns raised by the City Council on the basis that several projects that have been approved had to be granted modifications signaling that the restrictions placed on new development were not having the positive effect that was intended when first adopted. The menu system or point system has been totally removed and replaced with certain mandatory requirements, but still with flexibility and much less onerous than the current system. The new language guarantees that some sustainable features will be included in all new development/redevelopment and therefore not leaving these features to chance.

August 9th CEDC meeting: Staff presented the revisions requested from the June 14, 2017 meeting and received authorization to proceed to a Planning Commission public hearing.

September 25, 2017: Staff hosted an open house for property owners along M-150 to receive feedback prior to the Planning Commission public hearing.

Recommendation: Staff recommends **APPROVAL** of the proposed UDO Amendment #63.