

Legislation Text

File #: 2018-2295, **Version:** 1

Continued Appl. #PL2018-135 - REZONING from RP-3 to PMIX, Preliminary Development plan and Conceptual Development Plan - West Pryor, 300 NW Pryor Rd; City of Lee's Summit, applicant

Issue/Request:

This application is for the rezoning of 27.97 acres from RP-3 (Planned Residential Mixed Use District) to PMIX (Planned Mixed Used District) and preliminary development plan for the development of a new fire station. The plan also depicts future adjacent conceptual development to the north and east of the proposed fire station.

The new fire station will replace the existing Fire Station 3 currently located just south of this location at SW 3rd St and SW Pryor Rd. The proposed building is 16,050 sq. ft. with four (4) vehicle bays and facilities to house staffing for 24 hour EMS and fire protection services. The applicant requests a modification to the location of the required high impact landscaping buffer. Staff supports this modification.

The conceptual plan depicts a potential mix of commercial uses ranging from a bank, medical uses, offices, retail and a grocery store. A conceptual development plan does not replace a preliminary development plan, but is designed to provide additional flexibility to review developments and redevelopment projects in the early stages of the process. A conceptual development plan provides a framework for which development will occur. Approval of a conceptual development plan shall become part of the ordinance that amends the zoning ordinance. Approval of the conceptual development plan does not constitute approval of a preliminary development plan for any phase shown on the conceptual development plan. By approving the conceptual development plan, the Governing Body is preserving to itself full legislative discretion to review a preliminary development plan for each phase shown on the conceptual development plan, or for the entire property, as may be applicable.

Development approval is only sought for the fire station site as part of this application. Development of the property located within the conceptual plan area that surrounds the fire station requires preliminary development plan approval by separate application.

Joshua Johnson, AICP, Asstistant Director of Plan Services
Shannon McGuire, Staff Planner

Recommendation: Staff recommends **APPROVAL** of the rezoning, preliminary development plan and conceptual development plan, subject to the following:

1. A modification shall be granted to the requirement for a high impact landscaping buffer along the west property line of the fire station site, to allow the landscaping buffer to be located off-site on the adjoining property to the west.
2. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated September 6, 2018.