

## Legislation Text

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**File #:** 2016-0427, **Version:** 1

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PUBLIC HEARING - Appl. #PL2016-158 - REZONING from CP-2, PI and PMIX to PMIX and CONCEPTUAL DEVELOPMENT PLAN - approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy, Adesa property, Jefferson St, Persels (west of M-291 Hwy), 16<sup>th</sup> St (east of M-291 Hwy), Union Pacific Railroad right-of-way and South M-291 Hwy; City of Lee's Summit, applicant.

Issue/Request:

The City Council charged Planning Staff to prepare a Master Development Plan for the area around the new South M-291 and 50 Highway interchange including the 85 acre Westcott property (formerly Exergonix property), the Pfizer property, the Calmar property, the Adesa property, Pine Tree Plaza (located on the north side of 50 Highway), properties east of Jefferson Street from Olham Parkway to Persels Road and the properties in the area immediately south of the Westcott property down to 16th Street.

The proposed City initiated rezoning of all properties to PMIX, Planned Mixed Use, along with "EnVision LS" (the area Master Development Plan) will pave the way for multiple uses within one zoning category allowing for a true mixed use environment and providing an opportunity to create a cohesive and integrated development. Design Standards for "EnVision LS" are being prepared and will be brought forward for review and approval shortly after adoption of the City initiated rezoning and master development plan application.

It should be noted that the rezoning to PMIX does not require existing property owners or existing businesses to do anything at this time. The Master Development Plan is intended to provide direction for future development and redevelopment of all properties being rezoned but it does not establish exact uses or building placements, although the interior street network is pretty much established as shown given the limited access to the highway for all properties. However, going one step further, the separate set of design standards mentioned above will be brought back before you at the conclusion of the Westcott application process establishing a list of allowed uses, prohibited uses and a specific set of design criteria that will be required to be met for all new development within the area of the Master Development Plan, with the exception of Westcott's 85 acres already covered by their design standards.

Westcott LLC has submitted a preliminary development plan application on their 85 acres and is following approximately two weeks behind the City's application. Their application includes a very good set of design standards that staff will integrate and model in completing the "EnVision LS" design standards for the remainder of properties in the Master Development Plan. The intent is to provide one set of quality design standards that provides some flexibility but ultimately helps to ensure that the desired quality of development is achieved.

Comprehensive Plan: The current Comprehensive Plan shows all property as Planned Mixed Use with the exception of Pine Tree Plaza which is shown as Old Town Master Development Plan, Highway Commercial - Market Driven.

Open Houses: Staff provided two open house opportunities for owners to become acquainted with the proposed rezoning and Master Development Plan. A Powerpoint presentation was given with an opportunity to ask questions or share concerns or just to provide input. The first open house was held for property owners directly within the area being rezoned. The second was for all property owners within the 185 foot notification area. The first meeting was attended by about 13 to 14 owners and the second one filled our room. Most questions

revolved around the timing of the interchange and how soon the plan could be completed. Staff shared the timing of the interchange and that the plan was intended to be a 20 year buildout but could be sooner with the right development opportunity. There were also some questions about infrastructure development. Both events seemed to be well received by those in attendance.

The Powerpoint will be presented at the public hearing for your consideration of the proposed rezoning to PMIX and "EnVision LS".

Key Issues:

The timeline for review and approval of both the City and Westcott applications is as follows:

10/11/16 - Public Hearing - Planning Commission - City Application - City Staff

11/03/16 - Public Hearing - City Council - City Application - City Staff

10/25/16 - Public Hearing - Planning Commission - Westcott PDP Application

11/17/16 - Public Hearing - City Council - Westcott PDP Application

Staff Recommendation:

Staff requests approval of Appl. #2016-158 with a recommendation of approval to the City Council for public hearing.

PLANNING COMMISSION ACTION: On motion of Mr. DeMoro and seconded by Mr. Delibero, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-158 - REZONING from CP-2, PI and PMIX to PMIX and CONCEPTUAL DEVELOPMENT PLAN** - approximately 237 acres generally bounded by Pine Tree Plaza, US 50 Hwy, Adesa property, Jefferson St, Persels (west of M-291 Hwy), 16<sup>th</sup> St (east of M-291 Hwy), Union Pacific Railroad right-of-way and South M-291 Hwy; City of Lee's Summit, applicant, subject to staff's letter, dated October 7, 2016.