

Legislation Text

File #: 2017-0888, **Version:** 1

PUBLIC HEARING - Appl. #PL2016-206 - REZONING from R-1 and CP-2 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - West Pryor Village, approximately 70 acres generally bounded by I-470 on the north, NW Pryor Rd on the east and NW Lowenstein Dr on the southwest; City of Lee's Summit, applicant

The City Council directed Planning Staff to prepare a Master Development Plan for the properties west of Pryor Road between I-470 and Chipman Road. In consideration of the anticipated new development opportunities within the proposed Conceptual Development Plan (CDP) titled "West Pryor Village", the City is proposing to rezone the area indicated in the attachments from the current R-1, Single Family and CP-2, Planned Community Commercial zoning districts to PMIX, Planned Mixed Use. Planned Mixed Use will allow a more flexible combination of uses and provides the opportunity to specify particular uses while limiting those uses considered undesirable for this unique area. The "West Pryor Village" Plan along with the new PMIX zoning will be used as the framework for development within this highly visible corridor located at a desirable I-470 interchange.

Development standards will be brought forward at a later date following the adoption of the rezoning and Conceptual Plan.

Existing uses within the subject area are confined to vacant property, limited individual single-family homes and major overhead electrical transmission lines. The properties with homes are now under a single ownership of the Christie Development Group which will be coming forward with a Preliminary Development Plan following approval of this requested rezoning and Conceptual Development Plan. The proposed CDP also includes the proposed layout for the Christie Preliminary Development Plan as well and is shown with the overhead power lines being relocated. The power lines present a development impediment in that they bisect several properties where primary buildings could be located. The CDP has them shown relocated to the Pryor Road right-of-way. If the power lines remain where they exist today the CDP will have to be revised with a different development configuration.

Comprehensive Plan: The current Comprehensive Plan shows the properties abutting Pryor Road as Commercial (Office and Retail) and low density residential on the properties behind them.

Open House: An open house was held November 14, 2016, for all property owners and those owners within 185 feet of the properties scheduled for rezoning and to present the proposed Conceptual Development Plan.

A powerpoint will be presented at the public hearing for your consideration of the proposed rezoning to PMIX and "West Pryor Village" Conceptual Development Plan.

The Planning Commission held a public hearing on January 24, 2017 and voted to recommend approval removing the two westernmost multi-family buildings from the Conceptual Development Plan. The Commission had reservations primarily focused on the Conceptual Development Plan. They were concerned

that the layout did not fit the character of the PMIX zoning and that although there were mixed uses throughout the Plan they were situated in groups of similar uses like other standard developments. The Commission would rather have seen vertical mixed use as was originally drawn up for the area in question.

Single family residential property owners in the nearby Summerfield Subdivision raised concerns about the two westerly multi-family buildings that will overlook their properties and the access being provided to them.

Recommendation: Staff recommends **APPROVAL** of the rezoning from R-1 & CP-2 to PMIX and conceptual development plan for West Pryor Village.