

Legislation Details (With Text)

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File created:	10/16/2020	In control:	Planning Commission
On agenda:	10/22/2020	Final action:	10/22/2020
Title:	Amended Appl. #PL2020-134 - PRELIMINARY DEVELOPMENT PLAN - Lee's Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Staff Memorandum, 2. Original Staff Report, dated July 23, 2020, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Location Map		

Date	Ver.	Action By	Action	Result
10/22/2020	1	Planning Commission	denied	Pass

Amended Appl. #PL2020-134 - PRELIMINARY DEVELOPMENT PLAN - Lee's Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant

Issue/Request:

The Planning Commission considered and approved the preliminary development plan (PDP) for Lee's Summit Middle School #4 at the meeting of July 23, 2020. The PDP was approved with five (5) conditions of approval, including Condition #5 that addresses the requirement for a development agreement for off-site and future public improvements. This particular condition ties the issuance of any building permits to the execution of the development agreement and recording of said agreement with Jackson County. Staff now proposes an amendment to Condition #5 to allow the issuance of a building permit for the building foundations only prior to the execution and recording of the development agreement.

Proposed Planning Commission Motion: I move to APPROVE of Amended Appl. #PL2020-134 - PRELIMINARY DEVELOPMENT PLAN - Lee's Summit R-7 Middle School #4, 1001 SE Bailey Rd; DLR Group, applicant, subject to Conditions #1-5 included in Staff's memo dated October 16, 2020.

Hector Soto, Jr., AICP, Planning Manager

Recommendation: With the revised conditions of approval contained in the Staff memo dated October 16, 2020, the application meets the requirements of the UDO and Design & Construction Manual.

1. A modification shall be granted to the minimum 3" deciduous tree caliper size, to allow 2" caliper ornamental trees.
2. Two monument signs with an overall height of 8'-10", a sign face area of 40 sq. ft. and a sign structure area of 77 sq. ft. shall be allowed along SE Bailey Rd as depicted on the preliminary development plan.
3. Prior to approval of a final development plan (FDP), either the FDP shall not show any proposed

development within any stream buffer areas or a stream buffer waiver, containing a stream assessment in accordance with APWA Section 5605.5, shall be submitted to and approved by the City.

4. Prior to approval of the final development plan, a final sanitary sewer report shall be submitted to and accepted by the City.
 - a. The preliminary sanitary sewer report only extended to the upper reach of the interceptor line (i.e., to Manhole #47-020). The report shall be revised to include an analysis to Manhole #54-002, and include calculations of the sanitary sewer flows and hydraulic grade line for the northwest 24-inch branch upstream of Manhole #54-002.
 - b. A discussion of downstream sanitary sewer line upgrades shall be included in the report if the results of the revised sanitary sewer study show surcharging in the downstream portion of the line.
5. The District shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA), off-site sanitary sewer improvements, future sanitary sewer and water main extensions to the plat boundary and a future box culvert. No building permits, other than building permits for work on the building foundations, 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. All required public improvements, not future improvements, shall be substantially complete prior to any occupancy.