Legislation Details (With Text)

File #:	2021-4377	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Presented
File created:	9/13/2021	**In control:**	City Council - Regular Session
On agenda:	11/9/2021	**Final action:**	11/9/2021
Title:	Public Hearing: Application #PL2021-282 - Rezoning from AG to RP-1, RP-4 and CP-2; and Preliminary Development Plan - Blue Parkway mixed-density residential development, 2840 SE Blue Parkway; Griffin Riley Property Group, applicant. (Note: This application was continued from October 19, 2021 per the applicants request.)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 09-23-2021 PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Traffic Study, 5. Stormwater Management Plan, 6. Preliminary Development Plan, 7. Parking Exhibit, 8. Modification Request Letter, 9. Elevations, 10. Location Map, 11. Staff Presentation		

Date	Ver.	Action By	Action	Result
11/9/2021	1	City Council - Regular Session	presented	
10/19/2021	1	City Council - Regular Session	continued	Pass
9/23/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-282 - Rezoning from AG to RP-1, RP-4 and CP-2; and Preliminary Development Plan - Blue Parkway mixed-density residential development, 2840 SE Blue Parkway; Griffin Riley Property Group, applicant.
(Note: This application was continued from October 19, 2021 per the applicants request.)

Issue/Request:

The applicant proposes to rezone 62.40 acres located at 2840 SE Blue Parkway from AG (Agricultural) to RP-1 (Planned Single-Family Residential District), RP-4 (Planned Apartment Residential District) and CP-2 (Planned Community Commercial District). The proposed subdivision will be composed of 77 single-family residences (RP-1), 113 townhome units (RP-4), 252 apartment units (RP-4), 1 commercial lot and 3 common area tracts. The subject application shall act as the preliminary plat in accordance with UDO requirements.

Applicant Video Links:

Project Presentation - <https://www.youtube.com/watch?v=w2FENzXh3WY>
Echelon Completion Video for Finishes - <https://vimeo.com/558779140>

Proposed City Council Motion:

I move for a second reading of application #PL2021-282 - Rezoning from AG to RP-1, RP-4 and CP-2; and Preliminary Development Plan - Blue Parkway mixed-density residential development, 2840 SE Blue Parkway; Griffin Riley Property Group, applicant.

Josh Johnson, AICP, Assistant Director of Plan Services

There was no public testimony at the Planning Commission meeting.

Committee Recommendation: With the conditions of approval as reflected below and outlined in the ordnance, a motion was made by Vice Chair Arth, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 6.18 units per acre for the RP-1 district instead of 4 units per acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Width, shall be granted to allow minimum lot widths of 40’ for the RP-1 district instead of 60’.
3. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum of 4,000 sf. per lot for the RP-1 district instead of 6,600 sf. per lot.
4. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 13.12 units per acre for the RP-4 district instead of 12 units to the acre.
5. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 3,300 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
6. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.5-inch caliper for shade trees instead of 3-inch.
7. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 2.0-inch caliper for ornamental trees instead of 3-inch.
8. A modification of UDO Sec. 8.750 shall be granted to allow a minimum 6’ tall for evergreen trees instead of 8’ tall.
9. A modification of UDO Sec. 8.750 shall be granted to allow the required 20’-wide high-impact landscape buffers to be located off the property line in accordance with the submitted landscape plans dated September 2, 2021.
10. A modification shall be granted to reduce the required parking lot setback from 20’ to 18’ along the east property line adjacent to SE Heritage Street.
11. A stormwater waiver shall be submitted and approved for a peripheral drainage area located along the western edge of the proposed development.
12. Development shall be in accordance with the preliminary development plan dated September 2, 2021.
13. The Developer 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) and the off-site sanitary sewer improvements. No building permits 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 Recorders’ Office. All public improvements shall be substantially complete prior to any building permits being issued.
14. Due to an excessive dead-end length for the water line proposed in Phase 2, the water line may be required to be looped in Phase 2. This would also potentially require the extension of public roads and storm sewers during Phase 2. Final determination will be made during the final development plan submittal and review process.
15. Interior water lines, storm lines, and sanitary sewer lines shown within Phase 3 may be considered to be private. Final determination to be made during the final development plan submittal and review process.
16. The sanitary sewers serving Phase 2 and shown to be installed beneath unfinished road bed may require the installation of additional roads, water lines and storm sewers. Final determination will be made during the final development submittal and review process.

17. A second means of access for emergency purposes shall be installed when required by the 2018 International Fire Code. The construction and location of the access shall be approved the City of Lees Summit Fire Marshall.