

## Paragon Star Modifications and PDP Approval Criteria Narrative:

The following three (3) Modifications to the City of Lee's Summit Unified Development Ordinance (UDO) which are depicted on the Paragon Star Preliminary Development Plan (PDP) and described below may be recommended for approval by the Planning Commission and be approved by the City Council if they conclude that the proposed preliminary development plan (PDP) with the proposed modifications incorporated, will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and that are consistent throughout the proposed project, that the PDP effectively utilizes that land upon which the development is proposed, and furthers the goals, spirit and intent of the Unified Development Ordinance. No separate vote on proposed modifications is required by the UDO, rather the evaluation is of the proposed preliminary development plan as a whole, and its consistency with the PDP approval criteria and the purposes of the UDO. (UDO, Section 2.320.C)

### **Modification 1 'Parking Setbacks'**

We are requesting a modification to the 20' setback requirement between the I-470 off-ramp ROW and the south village parking lot. With the significant width of the I-470 ROW and the slope within the ROW North of the off-ramp, the site provides significant screening potential. We believe this dimension to I-470 ramp edge and the slope; combined with a minimum of 9' of landscaped buffer along the south edge of the parking lot will meet the intent of the screening. This approach will provide for orderly development consistent with the goals, spirit and intent of the UDO and enhance the ability to use the existing topography of the surrounding property for screening.

### **Modification 2 'Metal Panel | EIFS'**

Metal panel and/or EIFS, are two of the building materials allowed within the Paragon Star development material palette, as defined within the Paragon Star 'Design Guidelines'. Any metal panel application will not be industrial in nature (or what is commonly used on pre-manufactured metal building facades.) The material palette, as described within the 'Design Guidelines', has been composed to provide a variety of texture, color and form to be applied in various combinations (without restriction), to achieve a cohesive, modern development.

### **Modification 3 'Pole Lighting Height'**

Under 8.250.D.3, it indicates that any parking lot lighting fixture within 100' of property perimeter be lowered to 24'-0" AFG. There are (12) fixtures along the southwest and south perimeter (View High Drive and I-470) that fall within the 100' perimeter zone. We are requesting a modification to allow these fixtures to remain at 28'-0" AFG to keep a uniform pole height and parking lot appearance and eliminate the necessity to add poles to meet parking lot lighting uniformity ratios. This modification will not adversely impact surrounding properties in that these poles are located at the southern most areas of the Village development and in the immediate area of I-470 and View High transportation infrastructure, and supports sustainable lighting plan principles for a quality development.

### **Modification 'Landscaping' (no longer requested)**

Through the refinement of the PDP after receipt and review of staff comments, the plans have been revised to meet the landscape code requirements, so we are not requesting a modification. See Item #41 (initial response.) Therefore, we are not requesting any modifications to the landscape requirements. However, the PDP landscape plan, as applicable, continues to incorporate the previously approved modification, Ordinance No. 7987, which provides a modification shall be granted to the minimum caliper size requirements of 3 inches, to allow for 1.5 inches for flowering/ornamental trees and 2 – 2.5 inches for deciduous trees.

**Modification 'Signage' (no longer requested)**

It is the developer's intent to develop a dynamic and cohesive environmental graphics/signage guideline document (including wayfinding, placemaking and building identity signage,) that will help reinforce the unique nature and excitement of the development. Once the guideline document is completed, we will present to the City staff for their review and proceed through the sign permitting process as required by the UDO. Therefore, we are not requesting any modifications to the signage ordinance at this time.

Criteria for considering preliminary development plan applications. In considering any preliminary development plan application, the UDO in Section 2.260.C, that the Planning Commission and the City Council may give consideration to the following criteria:

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected;

Paragon Star is designed to be built and operated as a mixed-use development with high quality architecture and open spaces. The project design has been developed with the intent of meeting safety standards for vehicular and pedestrian traffic, emergency and fire vehicular access, environmental sustainability considerations, land uses, and governing codes. The project is designed to protect and enhance the surrounding natural context, including the Little Blue River corridor. The project's focus on recreation, including the sports complex and other open spaces, will provide a health amenity for Lee's Summit and the surrounding region.

2. Development will not impede the normal and orderly development and improvement of the surrounding property; and

The site plan has been developed in concert with the natural surroundings and includes the preservation and enhancement of open spaces including the Little Blue River corridor and connection to the Rock Island Trail. The project deliberately concentrates development in a way that allows for lower density open spaces to border surrounding properties, so as not to impede normal development and improvement of these properties. The project utilizes existing and proposed landscape features, including mature trees and the river, to further decrease impacts on surrounding properties. Pedestrian and vehicular improvements made as part of the project create a public benefit by enhancing access to project amenities and surrounding areas.

3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.

A Traffic Impact Study (TIS) report has been completed and accepted by Lee's Summit Public Works staff. The TIS report demonstrated that the development will have adequate access to View High Drive and provide acceptable Levels of Service with the internal connections and circulation patterns. Other transportation improvements programed with the development will very much improve existing and future traffic flows in the study area. In addition, modifications to the existing I-470 and View High Drive interchange to convert into a Diverging Diamond have been coordinated with and approved by MoDOT.

During the rezoning process, the City Council considered the more detailed rezoning considerations and rezoned the property PMIX (Planned Mixed Use District). The Preliminary Development Plan presented the Sports Complex and road layout. The Village was shaded to indicate it was a concept area that would be subject of a subsequent PDP. This is that Application.