



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-134
File Name	PRELIMINARY DEVELOPMENT PLAN – Lee's Summit R-7 Middle School #4
Applicant	DLR Group
Property Address	1001 SE Bailey Rd
Planning Commission Date	July 9, 2020
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: January 14, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on July 31, 2020, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: June 20, 2020

Radius notices mailed to properties within 300 feet on: June 17, 2020

Site posted notice on: June 17, 2020

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	4
5. Comprehensive Plan	4
6. Analysis	5
7. Recommended Conditions of Approval	10

Attachments

Traffic Impact Analysis prepared by Michael Park, dated July 1, 2020 – 6 pages

Traffic Study prepared by Olsson, dated May 8, 2020 – 118 pages

Preliminary Stormwater Study prepared by Olsson, dated May 8, 2020 – 10 pages

Preliminary Development Plan (25 pages), dated June 9, 2020, consisting of:

- Cover Sheet
- General Layout Plan
- Site Plan – 3 pages
- Overall Grading Plan – 2 pages
- Utility Plan – 2 pages
- Landscape Plans – 9 pages
- Building Elevations – 2 pages
- Site Lighting (Photometric) Plans – 5 pages

E-mail correspondence from Cindy DeShazo, dated June 15, 2020

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	DLR Group / Architect
Applicant's Representative	Dana Schwartz
Location of Property	1001 SE Bailey Rd
Size of Property	± 51.7 acres
Size of Building	189,995 sq. ft. – School building 5,000 sq. ft. – Athletic fields concession building 194,995 sq. ft. – Total sq. ft.
Floor Area Ratio (FAR)	0.09 FAR
Zoning	AG (Agricultural)
Comprehensive Plan Designation	Low-Density Residential
Procedure	<p>The Planning Commission takes final action on the preliminary development plan for public facilities of the State, its lawfully designated subdivisions or agencies (including public school facilities) in the form of a resolution. Any appeal of the Commission's action shall be as provided for under RSMo. 89.380. A public hearing before the City Council is not required.</p> <p><i>Duration of Validity:</i> Preliminary development plan approval by the Planning Commission shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is</p>

	submitted. The Planning Commission may grant one extension not exceeding twelve (12) months upon written request.
--	---

Current Land Use

The property is a vacant site that has never been developed.

Description of Applicant's Request

The applicant seeks approval of a preliminary development plan to construct the fourth R-7 School District middle school. The proposed 194,995 sq. ft. facility sits on approximately 52 acres on the south side of SE Bailey Rd, approximately ¼ mile west of SE Ranson Rd.

2. Land Use

Description and Character of Surrounding Area

The subject property sits at a transition between agricultural property and residential development. The 52-acre site is bordered by the Newberry subdivision to the west; by both the Hawks Ridge East and Oak Hill South subdivisions to the north; the historic Bailey Farm property to the east; and large acreage agricultural property to the south.

Adjacent Land Uses and Zoning

North:	Single-family residential / R-1 (Single-family Residential)
South:	Large acreage agricultural properties / AG
East:	Historic Bailey Farm / AG
West:	Single-family residential / R-1

Site Characteristics

The site slopes from northwest to southeast toward a treed natural drainage area that forms the property's eastern boundary. An existing mature treeline forms the property's western boundary along the abutting Newberry subdivision.

Special Considerations

The proposed development is adjacent to a stream that has an associated stream buffer. The applicant is requesting a waiver from the City to mitigate various parts of the stream buffer. There are also potential downstream sanitary sewer concerns that need to be further evaluated and mitigated.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	29%
Pervious:	71%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	604	Total parking spaces required:	472
Accessible spaces proposed:	13	Accessible spaces required:	13
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Required	Building / Parking Proposed
Front (SE Bailey Rd)	50' (Building) / 20' (Parking)	310' (Building) / 20' (Parking)
Side (west and east)	50' (Building) / 20' (Parking) – west; 6' (Parking) -- east	240' (Building) / 100' (Parking) – west; 150' (Building) / 540' (Parking) – east
Rear (south)	50' (Building) / 20' (Parking)	800' (Building) / 840' (Parking)

Structure(s) Design

Number and Proposed Use of Buildings
1 school building and 1 athletic field concessions building
Building Height
40' – main school building; 14' – concessions building
Number of Stories
2 stories – main school building ; 1 story – concessions building
Size of Building
189,995 sq. ft. -- main school building; 5,000 sq. ft. – concessions building

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.060	Zoning Districts
8.120,8.170,8.180	Design Standards
8.220,8.230,8.250,8.260,8.290	Lighting Standards
8.530,8.580,8.620	Parking Standards
8.720,8.750,8.790,8.810,8.820	Landscaping

Unified Development Ordinance

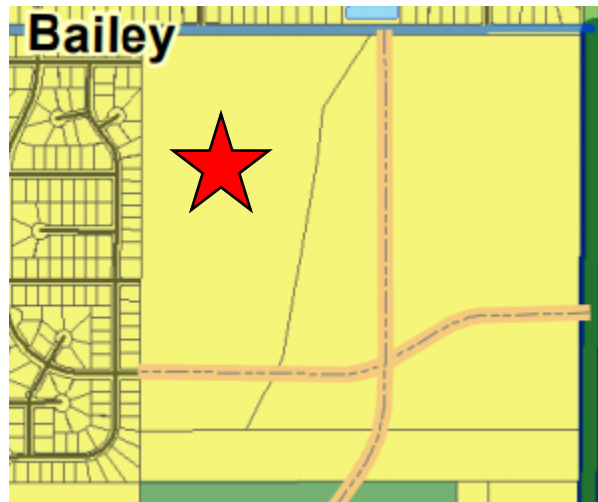
The proposed school is a use permitted by right in the AG zoning district.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Public Facilities and Services	Objective 6.1

Comprehensive Plan

The proposed use is consistent with the low-density residential land use recommended by the Comprehensive Plan for the area. In addition to single-family residential development, this residential category also accommodates public uses such as schools, libraries, churches, fire stations, parks and open space. These public uses should be strategically located to promote convenient access for all modes of transportation.



6. Analysis

Background

The applicant seeks approval of an approximately 195,000 sq. ft. middle school on a 52-acre site along SE Bailey Rd. The campus is composed of one large approximately 190,000 sq. ft. main building, a 5,000 sq. ft. athletics concessions building, and associated athletic fields consisting of 4 baseball/softball fields, football field and track and field facilities. The proposed exterior building materials consist of cementitious wall panel, face brick and glass.

Compatibility

The 52-acre property is located along SE Bailey Rd adjacent to existing single-family residential development to the west and north. To the east and south is large acreage agricultural property.

The subject property is zoned AG. The property to the west and north is zoned R-1; the property to the east and south is zoned AG. Schools are a use permitted by right in the AG zoning district and would also be a use permitted by right under the adjacent R-1 zoning.

Staff does not expect the proposed school to negatively affect the aesthetics of either the subject property or neighboring property. The proposed building materials and architecture are consistent with contemporary architectural vernacular for schools and other public facilities. The proposed building exterior is composed of cementitious panels, face brick and glass.

Adverse Impacts

The proposed development will not detrimentally impact the development of the surrounding area. The adjacent residential property to the west and north is built out. A street stub to allow for the continuation of the SE Cape Dr collector street to the east to provide future connectivity to the 88-acre Bailey Farm site and SE Ranson Rd is proposed as part of this project.

Staff does not expect the proposed school to seriously injure the appropriate use of, or detrimentally affect the neighboring property. SE Bailey Rd serves as a physical buffer to the existing residential subdivisions to the north, while the existing treeline along the abutting Newberry subdivision to the west will be protected and retained to serve as a visual and physical buffer.

Storm water management will take place onsite through the construction of a total of four (4) detention basins along the development's south and east sides, which will ultimately discharge into the adjacent stream that forms the site's eastern boundary.

A stream buffer waiver for the stream area east of the proposed development has been submitted to the City for consideration. The applicant has proposed to mitigate various areas of the stream buffer that the proposed development is encroaching. The waiver does show a net increase in the stream buffer area. This will need to be finalized prior to any plan approval.

The applicant has provided a preliminary sanitary sewer analysis at the City's request due to concerns for potential downstream surcharging of the system. A final analysis will need to be reviewed and accepted by the City, with solutions to any system deficiencies being agreed upon prior to any plan approval.

Public Services

The development incorporates adequate ingress and egress and an internal road network to mitigate traffic congestion. Two driveways provide primary access to the site along SE Bailey Rd. Direct connection to the abutting Newberry subdivision to the west is provided as part of this project via existing street stubs for SE 13th St and SE Cape Dr. A third connection for pedestrian-only access between the school and the Newberry subdivision is proposed via a sidewalk extension along the existing SE 15th St street stub; vehicular access will not be allowed at this location. The actual street stub will be removed and right-of-way vacated. A utility and access easement will be retained to accommodate the pedestrian connection.

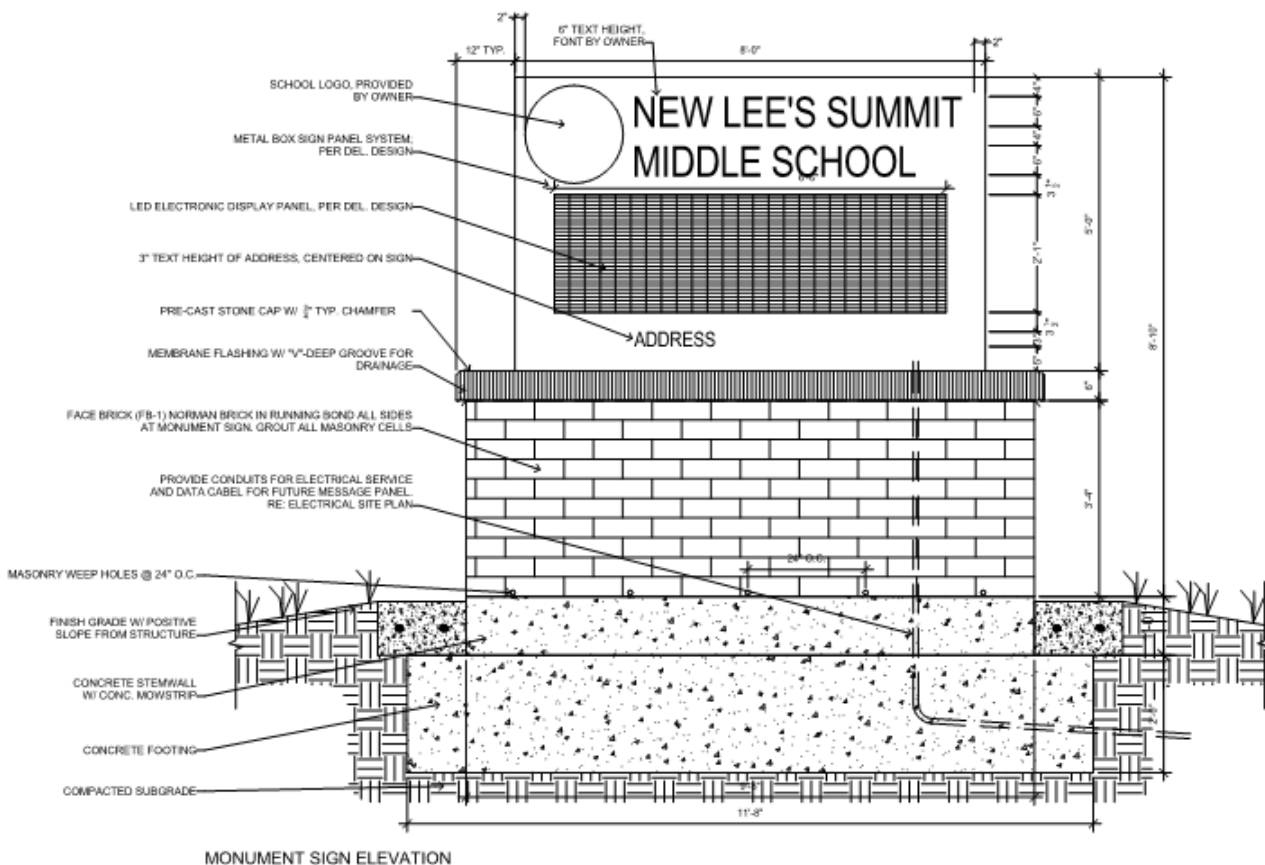
The proposed development will include certain street improvements warranted under both existing traffic conditions and the added impact of the school on the street network. Street improvements are

recommended for the following intersections: SE Ranson Rd/SE Bailey Rd, SE Ranson Rd/US 50 Hwy (Eastbound ramps), and SE Bailey Rd/School driveways. Generally speaking, the types of street improvements recommended across the aforementioned intersections include the installation of traffic signals and construction of turn lanes. Please see the accompanying Transportation Impact Analysis and Traffic Impact Study for a description of the specific improvements recommended for each specific intersection.

The applicant has provided a preliminary sanitary sewer analysis at the City's request due to concerns for potential downstream surcharging of the system. A final analysis will need to be reviewed and accepted by the City, with solutions to any system deficiencies being agreed upon prior to any plan approval.

Sign Package

The proposed development includes the construction of two monument signs. One monument sign will be located at each of the school's two SE Bailey Rd driveway entrances. Each sign has an LED electronic message display panel.



The proposed monuments signs exceed the maximum allowable height, sign face area and sign structure area for the AG zoning district. The UDO grants the Planning Commission the authority to approve monument signs that exceed the maximum height, sign face area and sign structure area allowed by right. The table below provides a comparison of the proposed monument signs against the AG district sign standards.

Monument Sign Standards

	UDO – AG District	Proposed
Height	6'	8'-10"
Sign Face Area	32 sq. ft.	40 sq. ft.
Sign Structure Area	72 sq. ft.	77 sq. ft.

The proposed monument signs will be located approximately 620' apart. The signs will provide a means of identification for the 52-acre campus and serve as a vehicle to relay school-related information. Considering the size of the campus, location along an arterial street and separation between signs, Staff believes the request for the oversized monument signs to be reasonable for the site. Staff supports the approval of the monument sign package as part of the proposed preliminary development plan.

Modifications

Tree Size. Modification requested.

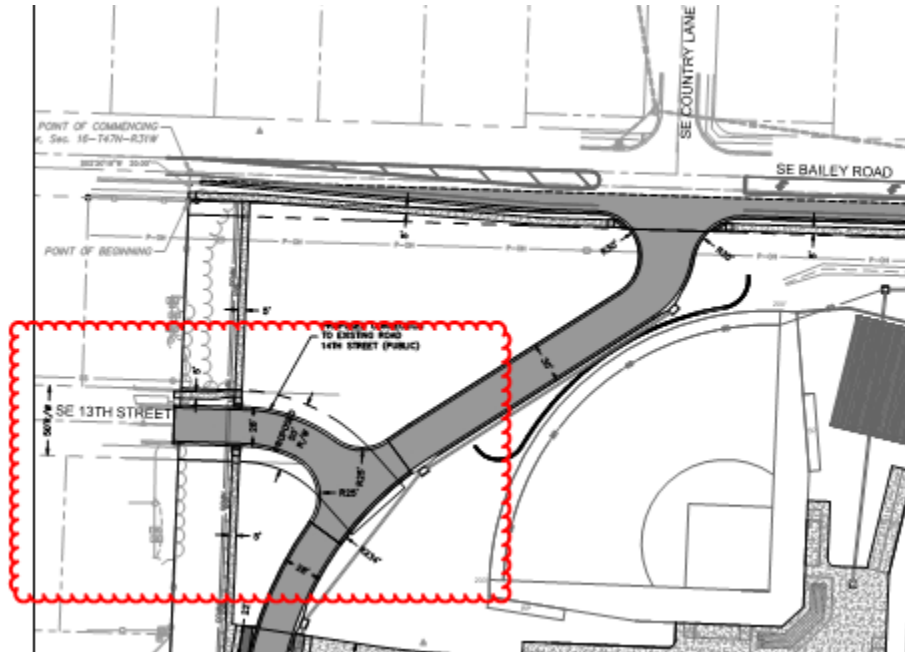
- Required – Deciduous trees shall be a minimum 3" caliper in size at the time of planting.
- Proposed – 2" caliper deciduous ornamental trees
- Recommended – The UDO's minimum 3" caliper size requirement applies to deciduous trees as a whole. The minimum size requirement applies equally to shade trees as it does to ornamental trees. Based on feedback the City has received from the development community, typical landscape nursery stock of ornamental trees is 2" caliper in size. The City has also received feedback from landscape professionals that the survivability of 2" caliper ornamental trees is significantly greater than that of larger ornamental trees. Given this information, Staff supports the request to allow 2" caliper deciduous ornamental trees.

Public Comments

The City has received comments from one citizen to date regarding the proposed development. A copy of the email is included as an attachment. The concerns are summarized below, along with Staff's response.

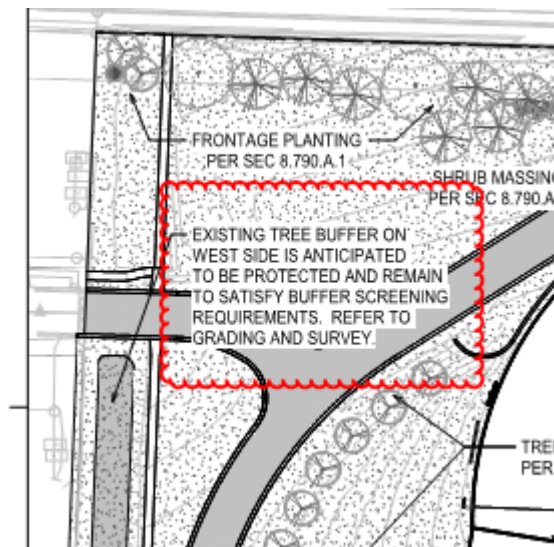
- **Is SE 13th St planned to be extended to connect to the school, or will it become a cul-de-sac?**

Current plans call for the extension of the existing SE 13 St street stub to connect to the school's internal ring road. The proposed street extension is consistent with the original intent to extend SE 13 St to the east at the time the subject property is developed. The ability to provide direct vehicular and pedestrian access between the Newberry subdivision and the school serves, among other things, to lessen the traffic burden on SE Bailey Rd.



- **Can the existing treeline along the west project boundary adjacent to the Newberry subdivision be retained?**

Current plans call for the protection and retention of the existing treeline to serve as a buffer between the abutting developments.



Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

7. Recommended Conditions of Approval

Site Specific

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. The sanitary sewer analysis only extended to the upper reach of the interceptor line (i.e., to manhole #47-020). The sanitary sewer study 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.
4. A discussion of downstream sanitary sewer line upgrades shall be discussed in the report if the results of the revised sanitary sewer study show surcharging in the downstream portion of the line.
5. The point of road termination is shown just east of the plat boundary. As such, the water line serving the school shall be revised so that the water line is not constructed in an "overland" condition (i.e., the water service must be connected at an appropriate location where there is pavement adjacent to the connection point).
6. Public sanitary sewer is shown connecting to the residential subdivision to the west, which is not allowed.
7. Public sanitary sewer service to the adjacent property to the east is shown to be constructed at a later date, presumably by others. This sanitary sewer line shall be included in the list of items to be constructed in the future, and covered by an appropriate development agreement and/or escrow agreement.
8. For purposes of calculating construction costs for future infrastructure, the following items shall be included: 1) box culvert for the future stream crossing and engineering fees for the future extension of Cape Dr., 2) road construction fees and engineering fees for construction of Cape Dr. to the limits of the plat boundary to the east, 3) water line extension and engineering fees for construction of the water main extension to the east plat boundary, and 4) sanitary sewer extension and engineering fees for construction of the sanitary sewer extension to the east plat boundary. All of this work shall be summarized by a development agreement and/or escrow agreement.
9. 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). 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 Records' Office. All public improvements shall be substantially complete prior to any occupancy.

Standard Conditions of Approval

10. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
11. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
12. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
13. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
14. All permanent off-site easements (i.e., private sanitary sewer easements), in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any final development plan. A certified copy shall be submitted to the City for verification.
15. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
16. Action needed: Relocate the FDC to, or near, the front of the building.
17. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
18. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.