

# Summit Orchards West

## Preliminary Development Plan

*Submitted By:*  
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## **Introduction**

Summit Orchards West is the expansion of the Summit Orchards master-planned development located at NW Ward Road and Chipman Road. The area encompassed by the Preliminary Development Plan includes a mix of office, commercial, light industrial, and residential use which will promote amenities that drive a mix of employment and commercial activity. This plan is consistent with the existing surrounding uses at the approved Summit Orchards Development, including the following built improvements:

- Construction of Tudor Road
- Construction of Donovan Road
- Construction Commercial development along Chipman Road
- Construction of an education collaboration hub coordinated with the R-7 School District, Central Missouri University known as the Missouri Innovation Campus
- The Donovan Apartments

The strategic location of this site within Lee's Summit and its adjacency to the Summit Innovation Center and Missouri Innovation Campus, drive its development and the interests of its stakeholders. The preliminary development plan advances the area's desired use already contemplated by the City of Lee's Summit and Townsend Capital. The anchor of the proposed plan is a residential community of more than 300 multifamily units, in conjunction with 120,000 S.F. of light industrial and 12,000 S.F. of retail and restaurants. With the addition of activity, the plan also recommends various traffic improvements to accommodate the increased use of NW Ward Rd.

## **Project Description**

### **Context**

This plan includes approximately 23 acres of land, bordered by Outerview Drive on the West, NW Ward Road on the East, and Chipman Road to the South. The proposed uses align closely with the original intent of the master plan, which was approved in 1999 PDP. The mix of proposed uses within this site plan creates a bridge to the east side of NW Ward Road, promoting pedestrian and vehicular commercial use.

### Project Information

The development plan envisions a mix of residential, commercial, retail and warehouse/office space across approximately 23 acres. Access to the development from Ward Road will be supplemented with additional turn lanes and access from existing Outerview Drive.

### **Site History**

- April 1999 – Lee's Summit Planning Commission held a public hearing with due public notice in the manner prescribed by law regarding the rezoning of Summit Technology Campus from M1 to PUD and rendered a report to the City Council recommending approval of the rezoning.
- May 1999 – Lee's Summit City Council held a public hearing with due public notice in the manner prescribed by law and rendered a decision to rezoning Summit Technology Campus from M-1 to PUD. (The entire plan includes approximately 333 acres of land bordered on the north by interstate 370, to the east by Missouri Pacific Railroad, to the South by Chipman Road, and the west by NW Blue Parkway.)
- July 2014 – Lee's Summit City Council approve an updated Preliminary Development Plan for the property to the north to facilitate development of Summit Place, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2015 – Lee's Summit City Council unanimously approved an updated Preliminary Development Plan for the Property to the north to facilitate development of Summit innovation Center, consistent with the original approved overall preliminary development plan for Summit Technology Campus.
- June 2016 – Lee's Summit City Council approved a Preliminary Development Plan for the Property to the east (Summit Orchard), consistent with the original approved overall preliminary development plan for Summit Technology Campus.

## Site Development Data

This development data provides specifications and requirements for development concepts illustrated in the preliminary development plan. These requirements shall control and guide future development in accordance with the proposed plan. Unless otherwise indicated in the preliminary development plan, this data, or elsewhere in the narrative, the Lee's Summit UDO will be used to guide development.

### Site Development Standards

- *Land Uses:* To compliment the approved development at Summit Orchards, the selection of uses has been identified as appropriate for the development of Summit Orchards West. These uses include warehouse, office, commercial, restaurant, and residential. See Table #1.
- *Development Plan Standards:* The plan standards for land area, pervious coverage, floor-area-ratio, building height, and land uses are defined in Table #1.

TABLE 1: Development Plan Standards

Development Plan Standards					
Lot No.	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR	Allowable Land Use
10A	10.08 AC. (439,085 S.F.)	5%	60'	0.5	Office/Warehouse
10B	11.83 AC. (515.315 S.F.)	5%	60'	1.0	Multifamily Residential
10C	2.79 AC. (121,532 S.F.)	5%	45'	0.50	Retail/ Drive-Through Restaurant

- *Parking:* To ensure that parking is adequately provided for the development site and each lot within, the parking requirements are defined in Table #2. The parking calculations are based on the Unified Development Ordinance (UDO), unique uses, and anticipated use patterns of the development. Multifamily

parking standards were developed from an average of UDO dwelling unit requirements. ADA accessible parking spaces will meet the minimum parking code requirement for all development, including within individual lots. Parking stall sizes are 9' wide x 18' deep, in accordance with the UDO exception for shorter stall length in conjunction with sidewalk or landscape strip at back of curb.

TABLE 2: Parking Standards

Parking Standards		
Land Use	Parking	
	Development Standard	UDO Requirements
Office/Warehouse	4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse	4 per 1,000 S.F. of Office plus 1 per 1,000 S.F. of warehouse
Multifamily Residential	1.7 per DU	1.5 (/bedroom unit) +.5(/unit visitors)
Retail/ Drive-Through Restaurant	5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant	5 per 1,000 S.F. of Retail and 14 per 1,000 S.F. of Restaurant

- *Pervious Surface/Landscape Design:* Development of Summit Orchards West will meet, and in many cases exceed the pervious area requirements found in Table #1. The landscape concept (Sheet L-0100) and the UDO will guide future landscape design of the site. The landscape concept provides an illustrative example of anticipated design for the area. While it is expected that species of plan materials will adhere to those identified in the landscape concept, the location and spacing of materials on individual sites may differ to provide landscape and plantings that support and enhance each site.
- *Site Access and Circulation:* Each lot will have primary access on Ward Rd. Access points will meet the UDO requirements for driveways and access. Internal circulation within each lot will also meet code requirements unless further details in the preliminary development plan.

- *Building Design:* Building design will complement the existing aesthetic of Summit Orchards, refer to PDP sheets for building materials and elevations. As each site continues to be designed, the palette of each building will be further refined, following the high quality of development east of Ward Road. Mechanical screening of all equipment will follow precedent, either with thoughtful landscape design or masonry screen, meeting requirements of the UDO. Residential-multifamily land use will have approximately 323 dwelling units, 27.3 per acre.
- *Signage:* Site signage is anticipated to follow approved signage found at Summit Orchards as well as the UDO. However, the distance between monument signs (75' per the UDO) may not be met dependent on final location and siting of individual buildings. A modification to this requirement is anticipated.
- *Lighting:* The location and design of the lighting and fixtures will be determined approved through final development plan approval. The design of the lighting across the site will be in character with the existing aesthetic of Summit Orchards and of same quality.