



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-311
File Name	PRELIMINARY DEVELOPMENT PLAN – Summit Orchards West
Applicant	NorthPoint Development
Property Address	700 NW Ward Rd
Planning Commission Date	October 27, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Sue Pyles, Sr. Staff Engineer

Public Notification

Pre-application held: May 24, 2022
Neighborhood meeting conducted: September 21, 2022
Newspaper notification published on: October 1, 2022
Radius notices mailed to properties within 300 feet on: October 5, 2022
Site posted notice on: October 5, 2022

Table of Contents

1. Project Data and Facts	2
2. Land Use	4
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	6
6. Analysis	7
7. Recommended Conditions of Approval	11

Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated October 12, 2022 – 5 pages

Traffic Impact Study prepared by McCurdy Engineers, dated September 29, 2022 – 33 pages

Traffic Improvement Phasing Plan prepared by NorthPoint Development, dated October 18, 2022

Preliminary Development Plan, revision date September 27, 2022 – 18 pages

Stormwater Analysis Report prepared by Sitepoint, sealed August 26, 2022 – 9 pages

Tenant Sign Criteria, upload date September 27, 2022 – 9 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Northpoint Development/Developer
Applicant's Representative	Brian Benjamin
Location of Property	700 NW Ward Rd
Size of Property	10.08 acres (439,085 sq. ft.) – Lot 10A 11.83 acres (515,315 sq. ft.) – Lot 10B <u>2.79 acres (121,532 sq. ft.) – Lot 10C</u> ±24.7 total acres (1,075,932 sq. ft.)
Number of Lots	3
Building Area	123,000 sq. ft. – Lot 10A (office/warehouse, commercial) 470,000 sq. ft. – Lot 10B (multi-family residential) <u>12,300 sq. ft. – Lot 10C (retail, restaurant, commercial)</u> 605,300 total sq. ft.
Dwelling Units	20 studio units 157 1-bedroom units <u>146 2- bedroom units</u> 323 total dwelling units – Lot 10B
Density	0.28 FAR – Lot 10A 27.3 dwelling units/acre – Lot 10B 0.10 – Lot 10C
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Summit Activity Center
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance. <i>Duration of Validity:</i> Preliminary development plan approval by the City Council 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 submitted.

The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use

The subject 24.7-acre site is an undeveloped property at the eastern limits of the Summit Technology campus. Just south of the site's center is an approximately 3-acre pond area.

Description of Applicant's Request

The applicant proposes a 3-lot, 605,300 sq. ft. horizontal mixed-use development consisting of commercial, multi-family residential, and office/warehouse uses. The proposed development is a continuation of the Summit Orchards development to the west across SW Ward Rd. The range of uses, architectural style and palette of exterior building materials are complementary and reflective of those found in the Summit Orchards and Summit Innovation Center developments.

Development of the project is proposed in two phases, with the first phase further broken into sub-phases. Phase 1A (Lot 10B) is composed of a 323-unit multi-family residential development located in the middle of the subject site. Phase 1B (Lot 10C), with frontage along NW Chipman Rd, is composed of two buildings totaling 12,300 sq. ft. for restaurant and commercial uses. Phase 2 (Lot 10A) is composed of two industrial building totaling 123,000 sq. ft. at the north end of the site.

Included with this application is a Tenant Sign Criteria handbook proposed by the developer to govern signage for the development. The handbook uses the UDO sign standards for allowable number and size as its foundation, but makes some modifications to suit the project's desired design aesthetic.

One of the stated intents and purposes in the UDO for the subject property's PMIX zoning is to allow greater flexibility in development standards (e.g. lot coverage, setbacks, building heights, FAR/density, etc.) is to facilitate adaptation of development to the unique conditions of a particular site or nature of a particular development. As such, there are no pre-established development standards for the PMIX district. The applicable standards for a PMIX-zoned development are based upon and established as part of the preliminary development plan approval for a specific project on a specific site. The governing development standards for the proposed development will be those included in the subject application.

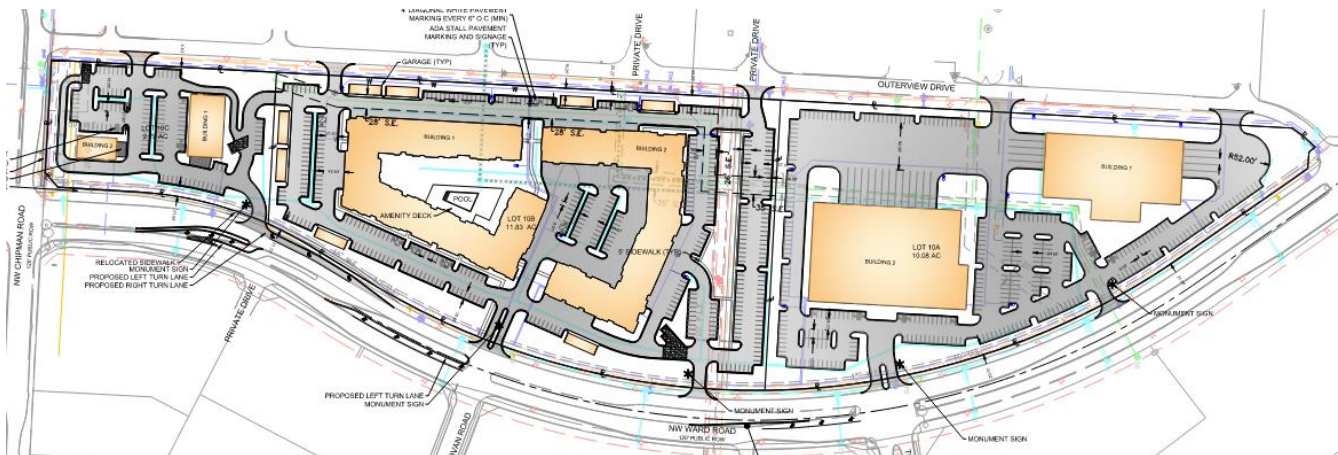


Figure 1 - Site plan (north is plan right)

2. Land Use

Description and Character of Surrounding Area

The subject site constitutes the easternmost 24.7 acres of the Summit Technology campus, located at the northwest corner of NW Chipman Rd and NW Ward. The surrounding area is characterized by a mix of multi-family residential, commercial and industrial uses on the north side of NW Chipman Rd and single-family residential on the south side of NW Chipman Rd.

Adjacent Land Uses and Zoning

North (across NW Ward Rd):	Hotel and vacant, undeveloped acreage / PI (Planned Industrial)
South (across NW Chipman Rd):	Single-family residential / R-1 (Single-family Residential)
East (across NW Ward Rd):	Commercial, residential and institutional / PMIX
West:	Summit Technology campus / RP-4 (Planned Residential Apartment)

Site Characteristics

The 24.7-acre site is bounded by NW Ward Rd on the west and north; NW Chipman Rd on the south; and a drive internal to the Summit Technology campus named NW Outerview Rd. Vehicular access to the site will come from NW Ward Rd and NW Outerview Rd. The site has a 3-acre pond just south of center. The site's highpoint is near the center, and generally slopes to the north and to the south from that point.

Special Considerations

None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	69% – Lot 10A 68% – Lot 10B <u>61% – Lot 10C</u> 68% overall
Pervious:	31% – Lot 10A 32% – Lot 10B <u>39% – Lot 10C</u> 32% overall
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	314 – Lot 10A 565 – Lot 10B <u>104 – Lot 10C</u> 983 total	Total parking spaces required:	243 – Lot 10A 565 – Lot 10B <u>93 – Lot 10C</u> 901 total
Accessible spaces proposed:	11 – Lot 10A 14 – Lot 10B <u>5 – Lot 10C</u> 30 total	Accessible spaces required:	8 – Lot 10A 13 – Lot 10B <u>5 – Lot 10C</u> 26 total
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks (Perimeter)

Yard	Building / Parking Proposed
Front (NW Ward Rd)	15' (Building) / 20' (Parking)
Side	10' (Building) / 0' (Parking – interconnected); 6' (Parking – disconnected)
Rear (NW Outerview Rd)	15' (Building) / 0' (Parking – interconnected); 6' (Parking – disconnected)

Structure(s) Design

Number and Proposed Use of Buildings
2 buildings – Lot 10A (Industrial) 2 buildings (not inclusive of garages) – Lot 10B (Multi-family residential) 2 buildings – Lot 10C (Commercial)
Building Height
31'-6" – Lot 10A (Industrial) 62'-11" – Lot 10B (Multi-family residential) 30'-6" – Lot 10C (Commercial)
Number of Stories
1 story – Lot 10A (Industrial) 4 stories + basement garage – Lot 10B (Multi-family residential) 1 story – Lot 10C (Commercial)

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans

4.240	Zoning Districts (PMIX)
-------	-------------------------

Unified Development Ordinance

The proposed mix of multi-family residential, commercial and industrial uses on the PMIX property are allowed by right “per approved plan” under the UDO. The PMIX District is intended to permit a mixture of uses which, with property design and planning, will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand. To that end, the proposed plan designates different land use options for each lot, except that Lot 10B is solely designated for development as multi-family residential.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Increase business activity by designing mutually supportive neighborhoods.
Resilient Economy	Objective: Diversity Lee’s Summit economy. Objective: Increase business retention and grow business activity.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The proposed uses are consistent with the Summit Activity Center land use designation under the Ignite Comprehensive Plan. The Summit Activity Center includes a range of commercial, industrial and residential options. The plan calls for the introduction of a range of residential densities that are walkable to nearby retail and open space opportunities. The Activity Center will continue to serve as a regional retail destination with the potential to serve as a community mobility hub, ensuring increased connectivity to all parts of Lee’s Summit, as well as Interstate 470 and Highway 50.

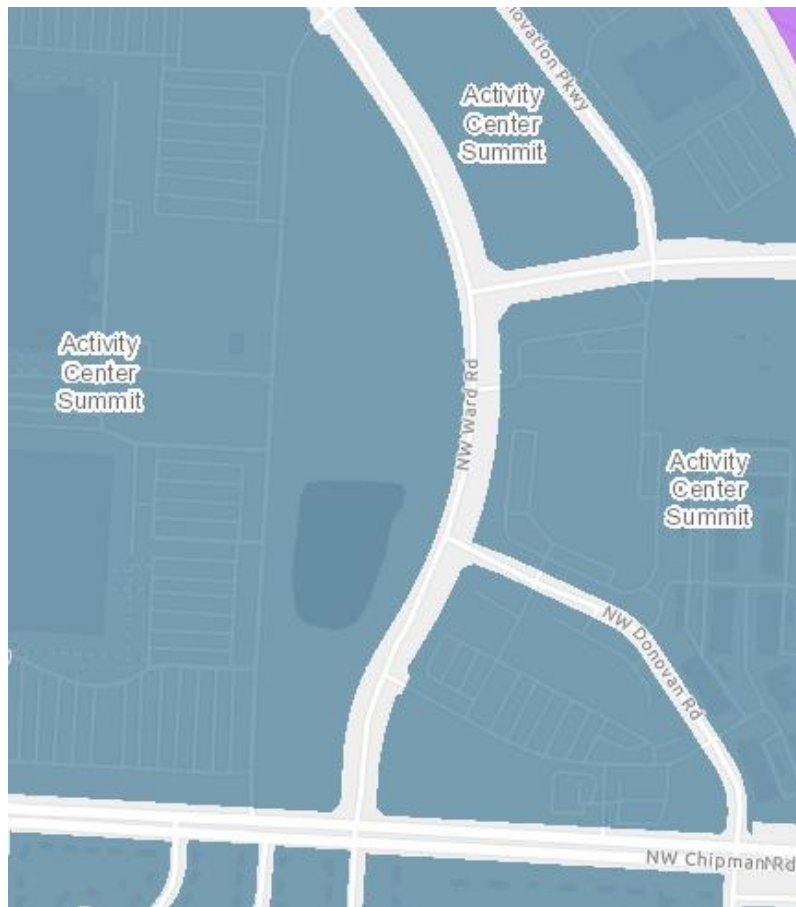


Figure 2 - Ignite Comprehensive Plan

Figure 3 - Ignite Comprehensive Plan

Legend

Landuse

Future Landuse

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

6. Analysis

Background and History

- May 20, 1999 – The City Council approved the rezoning from PI (then M-1) to PMIX (then PUD) and the preliminary development plan (Appl. #1999-014) for the 333-acre Summit Technology Campus by Ordinance No. 4793. The plan included the site of the Summit Technology Campus, portions of Summit Fair, Summit Place, Summit Innovation Center, and the proposed Summit Orchards.
- August 24, 2006 – The City Council approved a rezoning (Appl. #2005-271) from CP-2 (Planned Community Commercial) and PMIX to PMIX and a preliminary development plan (Appl. #2005-272) for the Summit Fair shopping center by Ordinance No. 6262. The site encompasses 58.7 acres generally bounded by Chipman Road on the south, US 50 Hwy on the west and Blue Parkway on the east and north.
- December 12, 2006 – The Planning Commission approved the preliminary plat (Appl. #2006-230) of *Summit Fair, Lots 1-13 and Tracts A-F*.

- April 13, 2007 – A preliminary development plan application (Appl. #2007-073) was submitted to the Planning and Development Department for the proposed 725,240 sq. ft. Summit Fair Phase II shopping center development. The proposed Summit Fair Phase II site encompassed approximately 90 acres generally bounded by I-470 on the north, Ward Road on the south, Blue Parkway on the west and railroad right-of-way on the east. The application was withdrawn by the applicant prior to the application being considered by the Planning Commission or City Council.
- May 1, 2008 – The City Council approved the final plat (Appl. #2007-243) of *Summit Fair, 2nd Plat, Lots 8, 10-14 and Tract C* by Ordinance No. 6622.
- January 30, 2009 – The minor plat (Appl. #2008-181) of *Fleck, Lucy and Lilly, Lots 1 & 2* was recorded with Jackson County. Lot 1 is a 4.5-acre parcel that is the existing site of a KCP&L operations facility. Lot 2 is an undeveloped 1.0-acre parcel that will be incorporated into the Summit Place development.
- July 10, 2014 – The City Council approved a rezoning from PI to PMIX and preliminary development plan (Appl. #PL2011-119) by Ord. #7496. The Summit Place development is located on the west 43 acres of the 90-acre site previously proposed for Summit Fair Phase II.
- June 4, 2015 – The City Council approved a preliminary development plan (Appl. #PL2015-034) for approximately 38 acres comprising the Summit Innovation Center development, located at the northeast corner of NW Ward Road and the future NW Tudor Road extension, by Ord. #7637.
- May 19, 2016 – The City Council approved a preliminary development plan (Appl. #PL2016-039) for the 46-acre Summit Orchards mixed use development generally located at the northeast corner of NW Chipman Rd and NW Ward Rd by Ordinance No. 7885.

Development and Parking Standards

Because the PMIX zoning district is a customizable zoning district intended to allow the greatest flexibility to accommodate a mix uses and development concepts, the governing development standards are established at the time of preliminary development approval based on the specifics of the proposed plan. The developer has provided the table below outlining the more tailored height, FAR/density and land use allowances for the development. Building and parking setback standards will follow typical CP-2 (Planned Community Commercial) zoning district standards.

Development Plan Standards					
Lot No.	Total Area	Minimum Pervious Coverage	Maximum Building Height	Maximum FAR/Density	Allowable Land Use
10A	10.08 AC. (439,085 S.F.)	5%	45'	0.5	Office/Warehouse, Retail, Commercial,
10B	11.83 AC. (515,315 S.F.)	5%	65'	30 DU/acre	Multifamily Residential
10C	2.79 AC. (121,532 S.F.)	5%	45'	0.50	Retail, Restaurant, Commercial

The developer has provided the table below outlining the governing parking standards for the development. The commercial and industrial land uses follow the standard UDO parking requirements. The multi-family residential parking standards is slightly lower (by 0.25 spaces per dwelling unit) than the UDO standard, but is comparable to recently approved apartment projects.

Parking Standards		
Land Use	Parking	
	Development Standard	UDO Requirements
Office/Warehouse/Commercial	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	1.75 per DU	1.5 (/bedroom unit) +.5(/unit visitors)
Retail/Commercial/ 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

Signage

The developer proposes to establish governing sign standards for Summit Orchards West as part of the subject preliminary development plan. The adjacent Summit Orchards and Summit Fair developments similarly established more tailored sign standards than those of the UDO. Below are the UDO sign standards and the proposed sign standards for comparison. The proposed sign standards are based on the UDO standards, but with some modifications to reflect the development's desired aesthetic.

Existing UDO Sign Standards – PMIX zoning district

Tenant Space Size	Number of Wall Signs	Sign Area	Sign Location	Max. Letter Height
N/A	3 per building (single-tenant bldg.); or 2 per tenant (multi-tenant bldg.)	10% max. of façade area	Any façade	6'

Proposed Sign Standards

Tenant Space Size	Number of Wall Signs	Sign Area	Sign Location	Max. Letter Height
5,000 sq. ft. +	<u>Primary sign</u> - 1 per distinct store elevation; max. of 2	10% max. of façade area	Main entry façade(s)	6'
	<u>Secondary sign</u> - 1		Tenant space side or rear façade	3'

< 5,000 sf. Ft.	1 per façade; max. of 3	10% max. of façade area	Any tenant space façade	4'
-----------------	-------------------------	-------------------------	-------------------------	----

Compatibility

The property is located at the intersection of NW Chipman Rd and NW Ward Rd, more specifically at the northwest corner of said intersection. This is an intersection of arterial streets serving the eastern area of the largest commercial node in the city.

The proposed multi-family residential, commercial and industrial uses are compatible to existing development found in the initial Summit Orchards development at the northeast corner of the abutting intersection, as well as existing office and industrial-related uses found within the abutting Summit Technology campus, all of which is developed under PMIX zoning.

From an aesthetic standpoint, the proposed development will complement the existing architectural styles and material palette found in the existing Summit Orchards development. The proposed industrial uses will complement the existing Summit Technology campus, but will be more closely associated with an updated design and material aesthetic to complement the nearby Summit Innovation Center. The material palette for the development includes: cementitious panel, stucco, brick, glass and architectural metal.



Figure 3 – Multi-family (front elevation)



Figure 4 - Industrial (front elevation)



Figure 5- Commercial (front elevation)

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area. The proposed project develops a vacant property at the northwest corner of two arterial streets (NW Chipman Rd and NW Ward) at a major commercial node.

Public and Private Infrastructure Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The subject property is a vacant site, but has access to existing water, sanitary sewer and storm sewer that serves existing area development. Water service will come from an existing main along the west side of NW Ward Rd. Sanitary sewer service to all three lots will connect to an existing main on the northern half of the subject property, but will require the relocation of an existing segment so as not to conflict with the northern multi-family residential building (Building 2); the relocation of the sanitary sewer segment will require the vacation of an existing sanitary sewer easement. No on-site storm water detention will be provided. Stormwater from the proposed development will be regionally managed by connecting to the public system along NW Ward Rd, which ultimately drains to a creek located to the northeast which runs parallel to the Union Pacific railroad tracks.

Traffic

The proposed development will likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour. A traffic impact study was completed by McCurdy Engineers, dated September 2022. The traffic study analyzed the impact of the proposed development during the AM and PM commuter peak hours at the intersections along NW Ward Road from NW Chipman Road to NW Outerview Rd and along NW Chipman Road, NW Donovan Road and NW Tudor Road.

The traffic study assesses existing conditions and considers the impact of the proposed development in multiple phases of construction. City staff has conducted analysis and recommendations based on the traffic study and preliminary development phasing of construction in consideration of approved developments and associated development activity. The traffic study finds all the existing intersections with exception of the intersection at NW Ward Road and NW Chipman Road are operating at acceptable levels of service. The Traffic Impact Analysis (included as an attachment) recommends the construction of certain road improvements tied to the development's different phases. With the recommended improvements, all of the study intersections should have adequate level of service and manageable vehicle queues.

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. Development shall be in accordance with the preliminary development plan dated September 27, 2022, inclusive of the development standards (i.e., lot coverage, setbacks, building height, density/FAR, land use, parking standards, etc.) and building elevations contained therein.
2. The existing sanitary sewer easement that conflicts with the proposed building layout shall be vacated

and recorded with the Jackson County Recorder of Deeds Office prior to the issuance of any building permit for Lot 10B or Lot 10C.

3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated October 12, 2022.
4. Signage standards shall be subject to the Tenant Sign Criteria handbook with an upload date of September 27, 2022.

Standard Conditions of Approval

5. 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.
6. 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).
7. 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.
8. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
9. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
10. 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. Buildings 1 and 2 (of the multi-family residential development) may need to be sprinklered.
11. Show the location of the FDC's for each building and a hydrant within 100 feet.
12. Trash enclosure designs shall comply with UDO Section 8.180.G.
13. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
14. All wall-mounted exterior lighting and parking lot lighting shall comply with the requirements of UDO Sections 8.220, 8.250 and 8.260.
15. Accessible parking spaces shall be provided in conformance with the International Building Code at the time of final development plan.
16. Accessible parking signs shall meet the requirements set forth in the Manual on Uniform Traffic Devices (R7-8). Each accessible parking space shall be identified by a sign, mounted on a pole or other structure,

located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.

17. 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.
18. A plat shall be approved and recorded prior to any building permits being issued.