



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2023-142
File Name	FINAL PLAT – The Village at Discovery Park, Lots 1 thru 13 and Tracts A & B
Applicant	Intrinsic Development, LLC, applicant
Property Address	Approximately 39.42 acres located at the northwest corner of NE Colbern Rd. and NE Douglas St.
Planning Commission Date	October 26, 2023
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: January 7, 2022; and October 4, 2022
Neighborhood meeting conducted: May 3, 2023
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

Table of Contents

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

Attachments

Final Plat, dated October 10, 2023 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Intrinsic Development, LLC / Developer's representative
Applicant's Representative	Brian Maener
Location of Property	Approximately 39.42 acres located at the northwest corner of NW Colbern Rd. and NE Douglas St.
Size of Property	Lot 1 - 2.05 acres Lot 2 - 2.28 acres Lot 3 - 1.88 acres Lot 4 - 1.49 acres Lot 5 - 1.73 acres Lot 6 - 0.59 acres Lot 7 - 1.35 acres Lot 8 - 1.16 acres Lot 9 - 4.44 acres Lot 10 - 4.06 acres Lot 11 - 1.50 acres Lot 12 - 1.89 acres Lot 13 - 1.15 acres Tract A - 8.35 acres Tract B - 5.37 acres ±39.40 total acres
Number of Lots	13 lots (6 commercial, 5 mixed use, 2 multi-family residential) 2 common area tracts
Zoning	PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Mixed Use
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval. The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

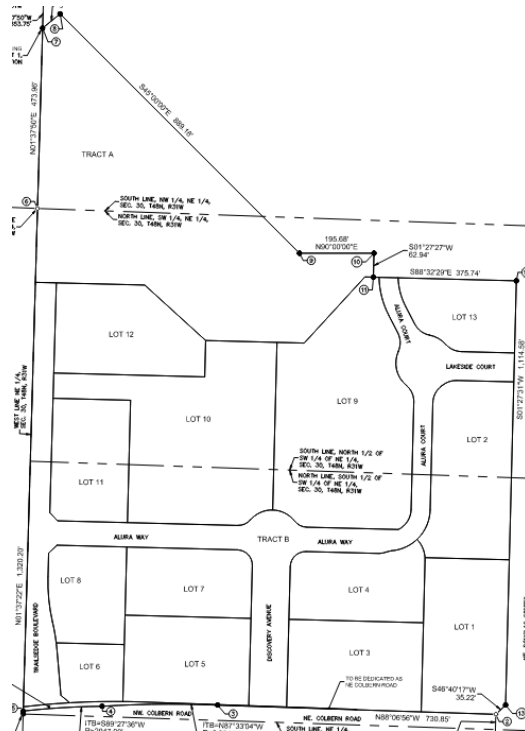
Current Land Use

The subject 40-acre property is currently unplatted, undeveloped vacant ground located at the NW corner of NE Lee's Summit Rd and NE Colbern Rd. The property has been historically utilized for agricultural purposes.



Description of Applicant's Request

The applicant proposes a final plat composed of thirteen (13) lots and two (2) common area tracts on 39.40 acres. The proposed final plat is consistent with the approved preliminary development plan (Appl. #PL2023-011) for the mixed-use development on the subject property.



2. Land Use

Description and Character of Surrounding Area

The surrounding property to the north is currently unplatted, vacant and undeveloped. However, the property to the north is zoned RP-4 with a PDP for a multi-family development approved on July 16, 2019. The property across NW Colbern Rd to the south of the subject site is unplatted and zoned R-1 with a residential home on the property. The single-family home will be removed during the next phase of the Discovery Park mixed-use development, which will come forward under a future PDP application. Located east of the project site is the City of Lee's Summit Airport. West of the site is owned by Unity Village and outside the City limits.

Adjacent Land Uses and Zoning

North:	Vacant/RP-4
South:	Single-family home/R-1 (intended to be developed in the future by same Developer)
East:	City of Lee's Summit Airport/AZ
West:	Unity Village

Site Characteristics

The site is an undeveloped lot. There is a stream near the north property boundary, flowing from SE to NW.

Special Considerations

None

3. Unified Development Ordinance (UDO)

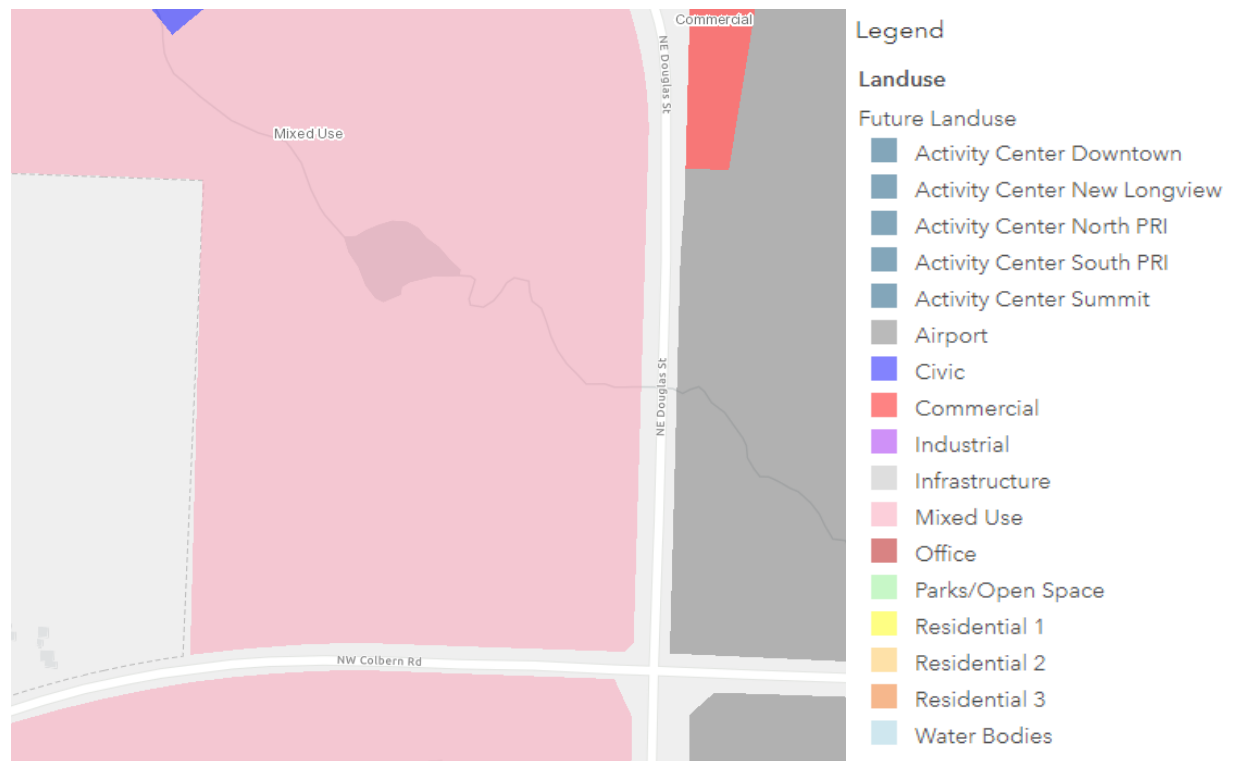
Section	Description
4.080	Zoning Districts (PMIX)
7.140, 7.150	Final Plat

The mixed-use nature of the Discovery Park development is permitted under the PMIX zoning district per the approved plan for said project.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	<p>Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.</p> <p>Objective: Increase business activity by designing mutually supportive neighborhoods.</p>
Resilient Economy	<p>Objective: Diversify Lee's Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>
Land Use and Community Design	<p>Objective: Plan for purposeful growth, revitalization and redevelopment.</p>

The Ignite! Comprehensive Plan identifies Mixed Use as the recommended future land use category for the subject property. According to the Ignite! Comprehensive Plan, the "[Mixed Use] land use designation is intended to accommodate in low-rise buildings a mix of retail, office, service and public uses with a complementary mix of residential development of varying densities...."



5. Analysis

Background and History

- September 15, 1959 – The subject property was part of a 9,757-acre annexation into the City by Ordinance No. 584.
- July 18, 2019 – The City Council approved a rezoning (Appl. #PL2019-075) from AG to CP-2 and conceptual plan on the subject property by Ordinance No. 8674.
- July 25, 2023 – The City Council approved a rezoning from CP-2 to PMIX and preliminary development plan (Appl. #PL2023-011) for Discovery Park – Zone 1 by Ordinance No. 9720.

Compatibility

The proposed final plat composed of thirteen (13) lots and two (2) common area tracts is consistent with the approved Discovery Park – Zone 1 preliminary development plan.

Adverse Impacts

The proposed plat is not expected to detrimentally impact the surrounding area. The plat is associated with an approved plan for the development of the subject property with a mixed-use project.

The proposed development site is located west of the municipal airport, approximately ¼ mile from the southern limits of the north-south runway. As such, it should be noted that any development within 1 mile from an airport should expect to periodically experience aircraft-related noise and vibration from the normal operation of the adjacent airport.

Infrastructure

The final plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development. Improvements include: sanitary sewer service connection to an existing main that crosses the northern section of the property; the relocation of an existing sanitary sewer force main along the west side of the property; and water service connection to a water main that will be relocated to the east side of the property.

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Sanitary Sewer Easement Dedication Language Sheet 4 of 4: The sanitary sewer dedication language contains the phrase "sanitary sewer easement", but does not define "S.E." which is shown being dedicated on the plat. As such, there are no exclusive sanitary sewer easements dedicated by this plat since the terms do not match. Please ensure all references to "S.E." shown on the plat match the definition and dedication language. This can be easily remedied by including "sanitary sewer easement" or "S.E." in the dedication language. Please revise as appropriate.

2. There continue to be discrepancies in the assignment of responsibilities for Tract A detention basin maintenance. In one portion of the language, a property owner's association is listed as the responsible party, and then the later the language states "Discovery Park LLC" shall be responsible. Please reconcile.
3. The separate pdf included with the submission did not define what was being presented. Is the line shown on the separate pdf the 100 year clogged/zero available storage condition for the retention basin?
4. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
5. 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 site development permits or the start of construction (excluding land disturbance permit).
6. 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.
7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
8. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
10. A final plat shall be approved and recorded prior to issuance of any building permits.