



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-171
File Name	Continued PRELIMINARY DEVELOPMENT PLAN – Napa Valley revised architectural elevations
Applicant	Engineering Solutions, LLC
Property Address/Location	80 acres located at the southeast intersection of SW Pryor Rd and SW Napa Valley Dr, approximately ¼ mile south of M-150 Hwy
Planning Commission Date Heard by	July 23, 2020 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager

Public Notification

Pre-application held: N/A

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 22, 2020

Site posted notice on: June 22, 2020

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Attachments

Architectural Design Guidelines – 29 pages

Copy of Previously Approved Building Elevations – 3 pages

Copy of Ordinance No. 7775 approving a revised PDP for the Napa Valley subdivision – 3 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant’s Representative	Matt Schlicht
Location of Property	Southeast intersection of SW Pryor Rd and SW Napa Valley Dr, approximately ¼ mile south of M-150 Hwy
Size of Property	± 80 acres
Number of Lots	216 at full build out
Density	2.7 units/acre
Zoning	PMIX (Planned Mixed Use Residential)
Comprehensive Plan Designation	Low-Density Residential
Procedure	<p>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.</p> <p>Duration of Validity: 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.</p>

Current Land Use
The property is the site of the Napa Valley single-family residential subdivision. Three phases of the subdivision are constructed. Two more phases remain for the subdivision to be completed.

Description of Applicant’s Request
<p>The applicant requests to amend Condition of Approval #3 of Ordinance No. 7775 that approved an updated preliminary development plan for the Napa Valley subdivision. Condition of Approval #3 established the architectural style, building materials and colors for the subdivision in accordance with certain building elevations approved at that time. The purpose of the subject application is to approve updated design guidelines that expand the subdivision’s allowable architectural style, building materials and color palette to better respond to the market demand for greater variety of housing styles.</p> <p>The need for the applicant to update the subdivision’s architectural design guidelines is the result of a relatively recent change to improve the City’s residential building permit process. It was discovered that</p>

building permits were issued for construction of residences that were not consistent with the previously approved architectural standards for Napa Valley. The proposed design guidelines expand the previously approved architectural standards to capture the varying architectural styles and building materials that have been constructed in the subdivision.

2. Land Use

Description and Character of Surrounding Area

Napa Valley is a residential subdivision that offers a mix of villa, standard and estate sized single-family residential lots. Existing single-family residential subdivisions border Napa Valley to the east and a portion of the south. Large acreage single-family lots border Napa Valley to the north, west and part of the south. Also to the north, along M-150 Hwy, is the Journey Church campus.

Adjacent Land Uses and Zoning

North:	Large acreage single-family residences and a church / AG (Agricultural) and RP-3 (Planned Residential Mixed Use)
South:	Large acreage single-family residence and a single-family residential subdivision / AG and R-1 (Single-family Residential)
East:	Single-family residential subdivision / R-1
West (across SW Pryor Rd):	Large acreage single-family residential / AG and R-1

Site Characteristics

Three phases of the Napa Valley subdivision are complete to date. Two phases remain to be constructed. The subdivision is primarily accessed from SW Pryor Rd. A second point of access is provided by a connection to The Reserve at Stoney Creek subdivision to the south via SW Stoney Brook Dr. Street stubs exist for future connections to the north and east.

Special Considerations

A portion of the Napa Valley subdivision is located in the floodplain, most of which comprises open space common area.

3. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.240	Zoning Districts

Unified Development Ordinance

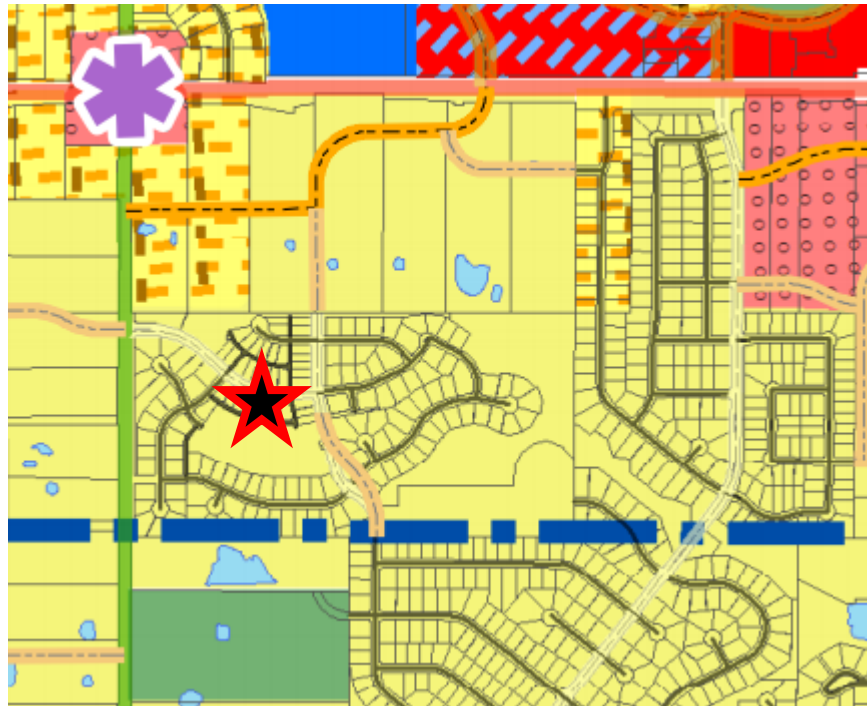
Design standards for the PMIX-zoned subdivision are established as part of the preliminary development plan approval.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2
Residential Development	Objective 3.2 Objective 3.3

Comprehensive Plan

The existing single-family residential subdivision is consistent with the Low-density Residential land use recommended by the Comprehensive Plan.



5. Analysis

Background

The applicant proposes to amend Condition of Approval #3 of Ordinance No. 7775 that approved an updated preliminary development plan for the Napa Valley subdivision in 2015. Condition of Approval #3 established the architectural style, building materials and colors for the subdivision in accordance with certain building elevations approved at that time. More specifically, said condition of approval reads as follows:

“The approved architectural styles, building materials and colors shall be as shown on the building elevations date stamped October 21, 2015.”

The applicant seeks approval of updated design guidelines that expand the subdivision's allowable architectural style, building materials and color palette to better respond to the market demand for greater variety of housing styles and design aesthetics.

- April 15, 2004 – The City Council approved a rezoning (Appl. #2004-008) from AG to PMIX and preliminary development plan (Appl. #2004-009) for the Napa Valley subdivision by Ordinance No. 5731.
- December 17, 2015 – The City Council approved an updated preliminary development plan (Appl. #PL2015-130) for the Napa Valley subdivision by Ordinance No. 7775.

Compatibility

Napa Valley is a single-family residential subdivision. The subject application makes no change to the single-family residential character of the subdivision. The subject application only updates the subdivision's architectural guidelines to offer greater design options in response to market demand.

The proposed architectural design guidelines are expected to positively impact the character of the neighborhood by accommodating differing but complementary architectural design preferences.

Adverse Impacts

The proposed architectural design guidelines will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The design guidelines are complementary and consistent with the range of architectural styles and exterior materials currently found in the subdivision.

Public Services

Existing public infrastructure and services are available and adequate to meet the demand of the existing development. Public infrastructure for the remaining subdivision phases will be constructed at the time of their development.

Modifications

No modifications are requested as part of this application.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. Condition of Approval #3 of Ordinance No. 7775 approving a preliminary development plan for the Napa Valley subdivision shall be amended, to establish the architectural design guidelines dated May 29, 2020, as the governing design standards for the Napa Valley subdivision.
2. The Napa Valley subdivision shall continue to be subject to all other obligations of Ordinance No. 7775, inclusive of Conditions of Approval #s 1, 2 and 4-8.