

Anderson Pointe Rez/Prelim Dev Plan and Comprehensive Plan Amendment

File #PL2021-450 and #PL2021-456

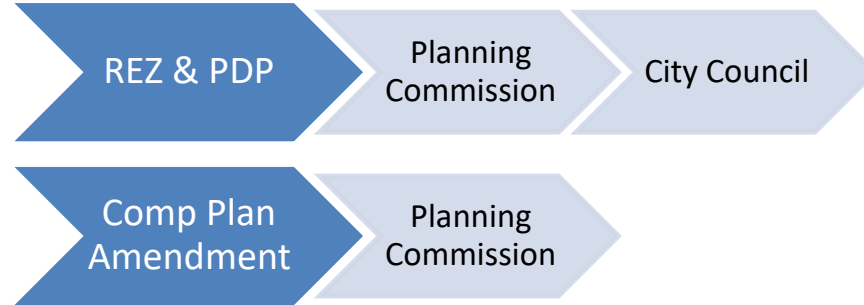
March 17, 2022



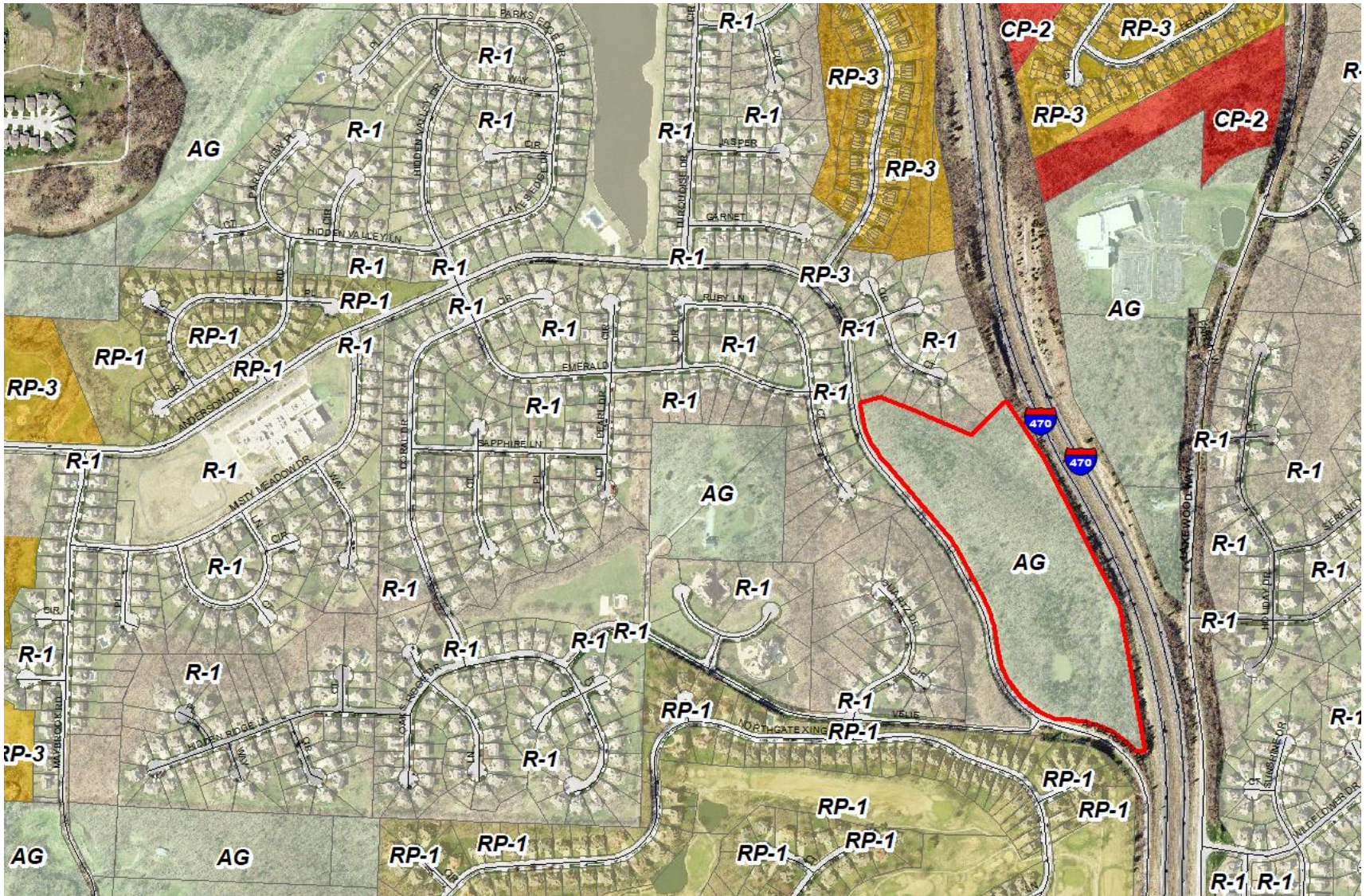
LEE'S SUMMIT
MISSOURI

Yours Truly





- Rezoning (REZ) and preliminary development plan (PDP) application
 - Planning Commission and City Council public hearings
 - Planning Commission makes a recommendation
 - City Council has approval authority
- Legal protest
 - Approximately 55% of surrounding property w/in 185' to date (30% threshold)
 - Application approval requires a minimum 6 votes from City Council
- Comprehensive Plan amendment
 - Planning Commission public hearing
 - Planning Commission has approval authority



Aerial and Zoning Map

Typical materials:

- Wood panel/shingles;
- Masonry and masonry veneer;
- Fiber cement; and
- Stucco



Size range:

- SF: 2,617 – 3,248 sq. ft.
- Duplex: 5,510 – 6,161 sq. ft. (total bldg.)



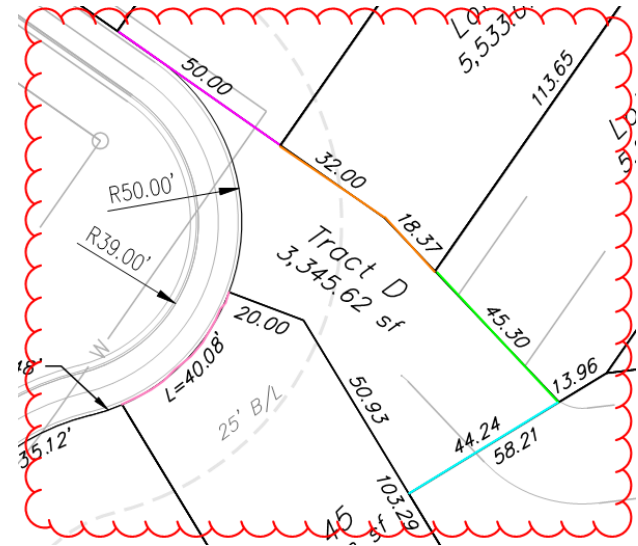
Figure 2 - 2 story single-family home



Figure 3 - duplex

Minimum street frontage

- Required – Minimum 50' of frontage on a public or private street.
- Proposed – Lots 41 and 45 have 17' and 40.08' of street frontage, respectively; Lots 42-44 have 0' of street frontage
- Recommended – The tapering shape of the subject property at the south end of the development impacts the ability to efficiently lay out lots around the street knuckle to maximize available buildable land area. In lieu of Lots 42-44 having direct street frontage and direct individual driveway access onto the public street, a single shared driveway located on a common area tract owned and maintained by the homeowner's association will provide access to each of the three impacted lots.

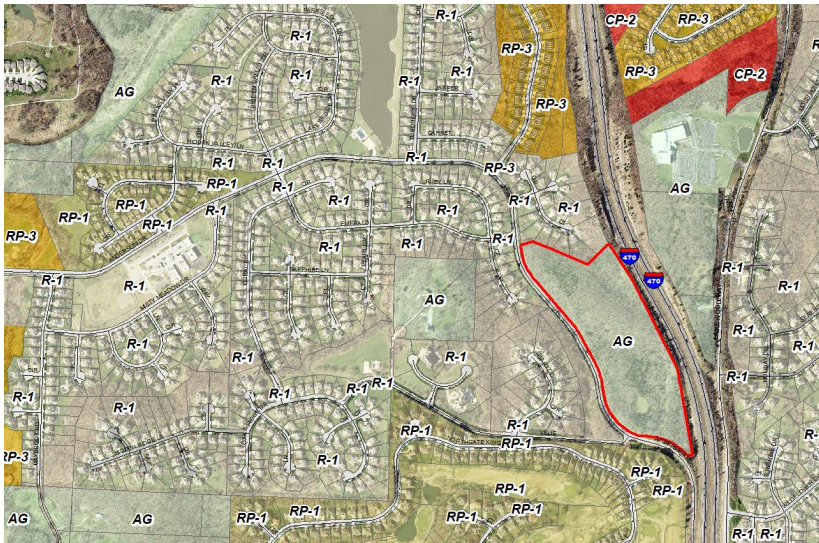


Public concerns include:

- Existing flooding and stormwater issues
- Traffic generation and safety
- Unimproved road conditions along NE Anderson Dr.
- Compatibility
- School capacity issues
- Loss of open space/wildlife habitat

Compatibility.

- Surrounding development is predominately single-family in nature, with some four-plex areas in peripheral areas to the north and closer to Lee's Summit Rd.
- Predominate character of the proposed development is single-family in nature (66 of 86 total dwelling units)
- Proposed RP-3 zoning district and corresponding Residential 2 comprehensive plan land use designation already exist in the area (Condos of Oaks Ridge Meadows)



Existing flooding/stormwater issues.

- City is aware of area flooding events
- City ordinances obligate developers to mitigate stormwater impacts created by their own development projects.
- City ordinances **do not** obligate developers to mitigate **existing** stormwater issues.
- When known issues exist, staff works with developers to explore potential mitigation measures to improve existing conditions, but cannot unduly burden developers to remedy issues not of their own creation.

Traffic generation.

- A Level of Service (LOS) “C” or better is expected to be maintained during the peak hours at NE Lakewood Blvd/NE Anderson Dr and NE Velie Rd/NE Anderson Dr.
- Traffic Impact Study (dated March 2022) concludes the development to be a low level traffic generator and does not recommend any road improvements, including NE Anderson south of NE Velie Dr.
- Staff recommends 6'-wide paved shoulders be provided on both sides of NE Anderson Dr south of NE Velie Dr, to comply with City's Unimproved Road Policy.

School capacity issues.

- No communication has been received from BSSD regarding the proposed development and the impacts on school resources.
- Approximately 32 school-aged children (K-12) expected from the development (based on 2020 NAHB study data)

Loss of open space/wildlife habitat.

- Property is not designated parkland, preservation area or conservation area.
- Impacts are expected to be similar to that imposed on the area by existing residential development.

1. A modification shall be granted to the requirement for each lot to have a minimum 50' of street frontage, to allow the following: Lot 41 – 17' of street frontage; Lot 45 – 40.08' of street frontage; and Lots 42-44 – 0' of street frontage.
2. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, paved shoulder improvements along NE Anderson Dr from NE Velie Dr to NE Lakewood Blvd as addressed in the City Traffic Engineer's TIA dated February 10, 2022. 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.
3. A revised Macro Stormwater Drainage Study shall be submitted to, reviewed and approved by the City prior to approval of any final development plan to address all outstanding discrepancies identified by City staff.
4. All design waivers shall be submitted, reviewed and approved by the City Engineer prior to approval of any final development plan.
5. Development shall be in accordance with the preliminary development plan dated November 17, 2021, time stamped January 12, 2022; Single-family building elevations 1 and 2 (1.5-story), time stamped December 21, 2021; Single-family building elevations 1 and 2 (2-story), time stamped December 21, 2021; and Development Design Guidelines, date stamped December 21, 2021.

1. Approval of the subject Comprehensive Plan Amendment shall be contingent upon City Council approval of Application #PL2021-450 - REZONING from AG to RP-3 and PRELIMINARY DEVELOPMENT PLAN – Anderson Pointe, 5601 NE Anderson Rd.