



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-241
File Name	PRELIMINARY PLAT – Pine Tree Farm Estates, Lots 1-6
Applicant	Keith Foster
Property Address	1050 NE Todd George Rd
Planning Commission Date Heard by	May 6, 2021 Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: April 15, 2015 and July 21, 2020
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Preliminary Plat
Single-Family Residential Compatibility Form – 3 pages
Rezoning approval Ordinance No. 9068
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Keith Foster / Property Owner
Applicant's Representative	Keith Foster
Location of Property	1050 NE Todd George Rd
Size of Property	0.6 acres – Lot 1 0.5 acres – Lot 2 0.7 acres – Lot 3 0.8 acres – Lot 4 1.6 acres – Lot 5 <u>4.0 acres – Lot 6</u> ± 7.8 total acres
Number of Lots	6
Density	0.8 dwelling units/acre
Zoning	RLL (Residential Large Lot)
Comprehensive Plan Designation	Low-Density Residential
Procedure	<p>The Planning Commission takes final action on the preliminary plat.</p> <p>However, if the Planning Commission disapproves, conditionally approves, tables or continues consideration of the preliminary plat without the consent of the applicant, the applicant may request that the preliminary plat be submitted to the City Council, provided this request is made in writing to the Director of the Development Services Department within five (5) days of the Planning Commission action.</p> <p>Duration of Validity: Preliminary plat approval shall be valid for a period of two (2) years from the date of Planning Commission or City Council approval. If no final plat has been submitted for approval within (2) years from the date of the preliminary plat approval, the preliminary plat approval shall terminate and be null and void.</p>

Current Land Use
The property is a 7.8-acre vacant parcel located at the southwest corner of NE Scruggs Rd and NE Todd George Rd. The subject property is the former site of a tree farm.

Description of Applicant's Request

The applicant proposes a 6-lot large lot single-family residential subdivision for property located at 1050 NE Todd George Rd. Lot sizes range from 0.52 acres to 4.04 acres. The proposed development is located on a 7.8-acre parcel at the southwest corner of NE Scruggs Rd and NE Todd George Rd.

2. Land Use

Description and Character of Surrounding Area

The subject property lies in a transition area between rural-like large lot single-family homes (to the north and east) and typical single-family residential subdivision development (to the south and west). The subject property abuts the Foxwoods East and North Park Village subdivisions on the west and south, respectively.

Adjacent Land Uses and Zoning

North (across NE Scruggs Rd):	Large acreage single-family home / AG
South:	North Park Village single-family residential subdivision / R-1
East (across NE Todd George Rd):	Large acreage single-family home/ AG
West:	Foxwoods East single-family residential subdivision / R-1

Site Characteristics

The property generally slopes from both the west and east toward the middle where there is an existing pond. The site is bordered by NE Scruggs Rd to the north and NE Todd George Rd to the east. Additional street frontage is provided to the site via NE Bluff St and NE Brookfield Dr through the abutting subdivisions. It should be noted that no access is allowed onto NE Scruggs Rd from the subject property.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Unified Development Ordinance

Section	Description
7.010,7.090,7.110	Preliminary Plat
4.080	Zoning Districts

The preliminary plat is consistent with the requirements of the RLL zoning district, which has a minimum 0.5-acre lot size.

4. Comprehensive Plan


Focus Areas	Goals, Objectives & Policies
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Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Residential Development	Objective 3.3

Comprehensive Plan

The proposed 6-lot RLL subdivision is consistent with the low-density residential land use recommended by the Comprehensive Plan for the area. The proposed subdivision meets the objectives of the Comprehensive Plan as it is establishing a well-defined land use for the property that is consistent with the surrounding character of the neighborhood.



 Low-density Residential

5. Analysis

Background

The subject property was historically used as a Christmas tree farm. The tree farm ceased operation sometime after 2008 and has remained vacant since that time.

- October 22, 2020 – The Planning Commission recommended denial for a rezoning (Appl. #PL2020-240) from AG (Agricultural) to RLL (Residential Large Lot) for the proposed Pine Tree Farm Estates single-family residential subdivision based upon the lack of building elevations for the future homes.

Based upon the Planning Commission’s recommendation for denial of the related rezoning application, the Planning Commission placed the subject preliminary plat application on hold pending the outcome of the rezoning public hearing held by the City Council.

- January 19, 2021 – The City Council approved a rezoning (Appl. #PL2020-240) from AG (Agricultural) to RLL (Residential Large Lot) for the proposed Pine Tree Farm Estates single-family residential subdivision by Ordinance No. 9068.

To address compatibility concerns with the adjacent single-family residential subdivisions, the City Council approved certain conditions of approval including, but not limited to, minimum home sizes, minimum front setbacks and architecture.

Compatibility

The proposed subdivision abuts two standard R-1-zoned single-family residential subdivisions to the west and south. Across NE Scruggs Rd to the north and NE Todd George Rd to the east are large-acreage single-family residences. The applicant proposes to develop the subject property with a 6-lot subdivision with lot sizes ranging between 0.5 and 4.1 acres. The RLL zoning district requires a minimum 0.5-acre lot size.

Adverse Impacts

The proposed subdivision will not detrimentally affect the surrounding area. The nature of the large lot residential subdivision allowed under RLL is an appropriate and compatible transition between the large-acreage residential development north and east of the site and the traditional single-family residential development west and south of the site.

Public Services

The subject property has current access to public water, sanitary sewer and storm sewer. The subject property also has adequate street access.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. A design modification (waiver) shall be completed by a design professional and submitted to the City for review for the omission of the public water main extension along the cul-de-sac bulb to serve Lot 5.
2. A design modification (waiver) and associated stormwater study shall be completed by a design professional and submitted to the City for review if the applicant desires to seek relief from any stormwater detention improvements.

If a design modification (waiver) is not requested, a stormwater study is required to be submitted with the final plat and associated engineering plans to either demonstrate no adverse impact to

downstream property owners, and no increase in the base flood elevation within the nearby downstream floodplain or to identify the required downstream improvements. The study shall provide an analysis of the impacts of the proposed development and any required detention improvements to meet the requirements of Section 5600 of the Design and Construction Manual.

3. A restriction shall be included on the final plat indicating that the individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer.
4. Tract A shall be re-labeled as Lot 6.
5. A final plat shall be approved and recorded prior to issuance of any building permits.