

# Woodland Oaks Rezoning and Preliminary Development Plan

PL2019-330

Date 9-10-2020

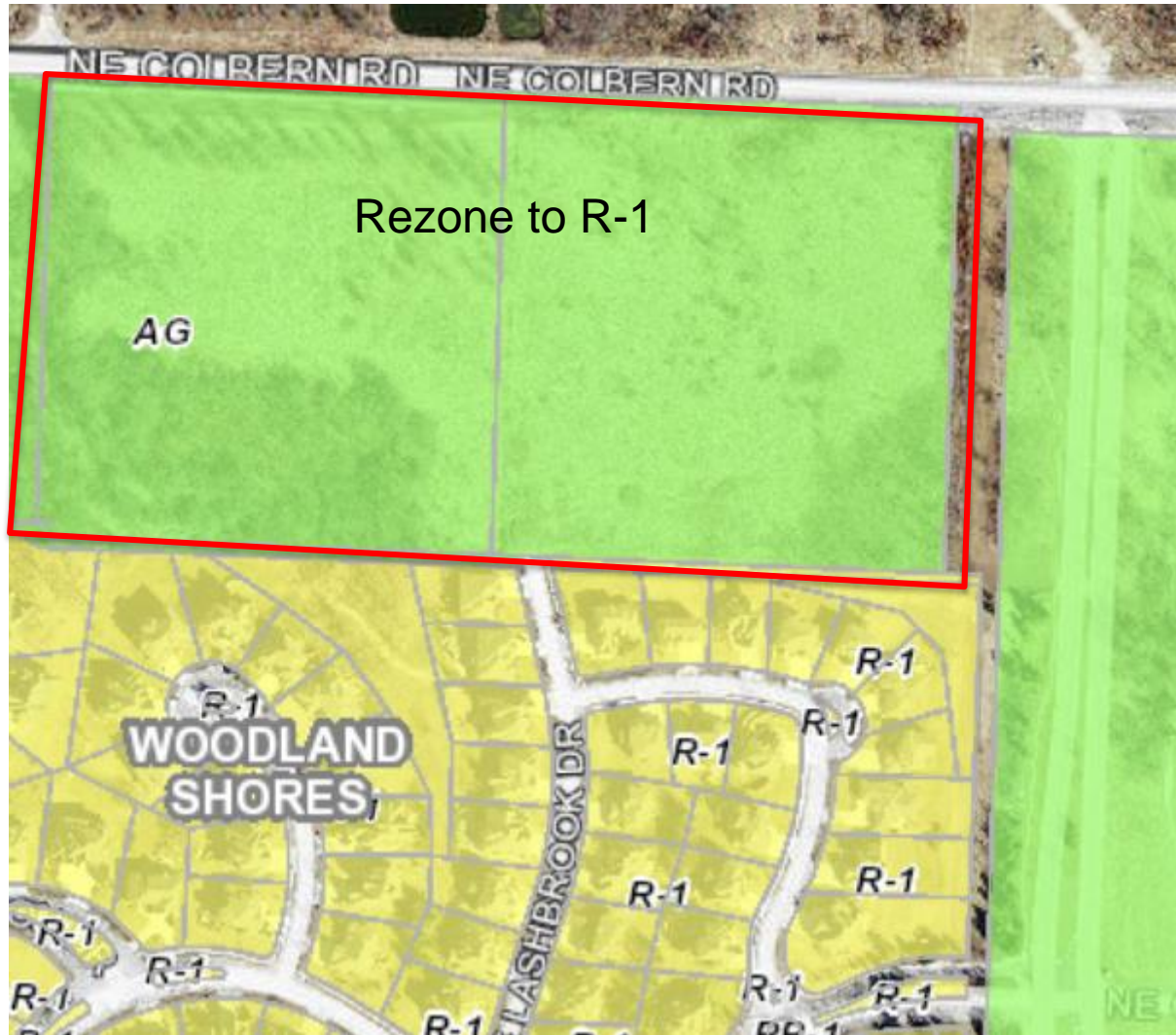


**LEE'S SUMMIT**  
MISSOURI



*Yours Truly*





<b>Size of Property</b>	±20.0 Acres
<b>Zoning</b>	AG
<b>Number of Lots</b>	42 Lots and 2 common area tract
<b>Density</b>	2.3 units/acre proposed 4.0 units/acre max allowed in R-1

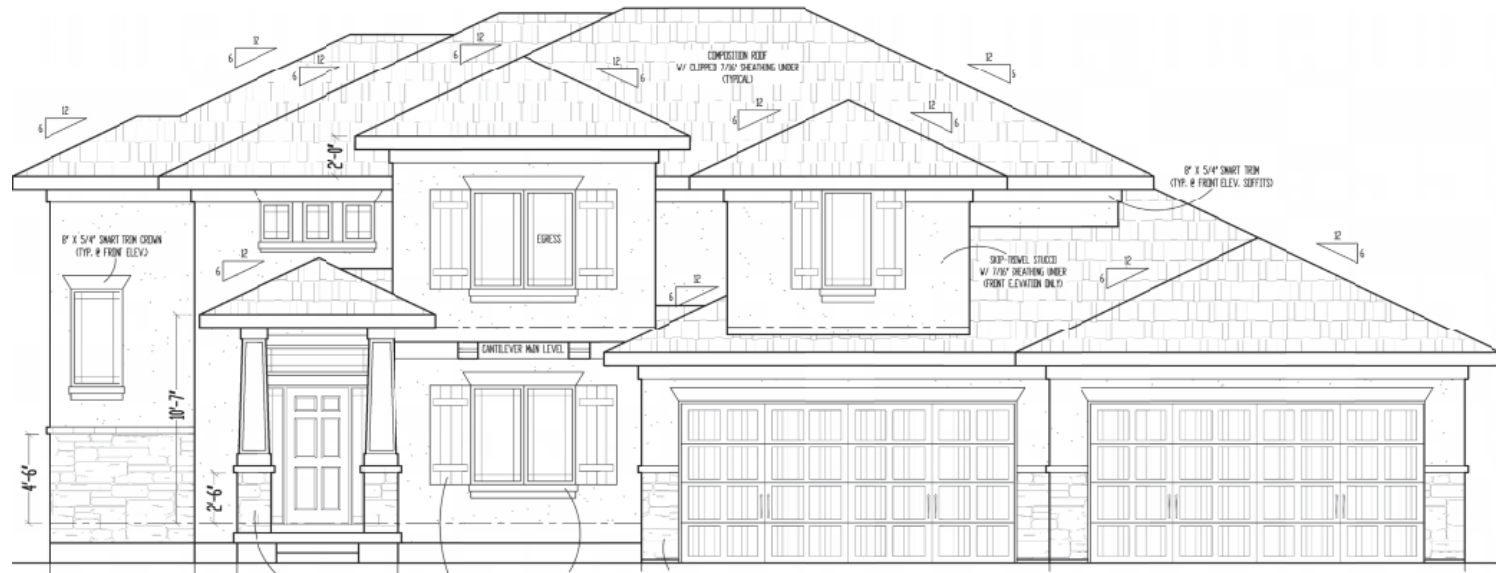
- Composition Roofing
- Stucco
- Veneer Stone
- Smart Trim



# LS Project Information & Elevations

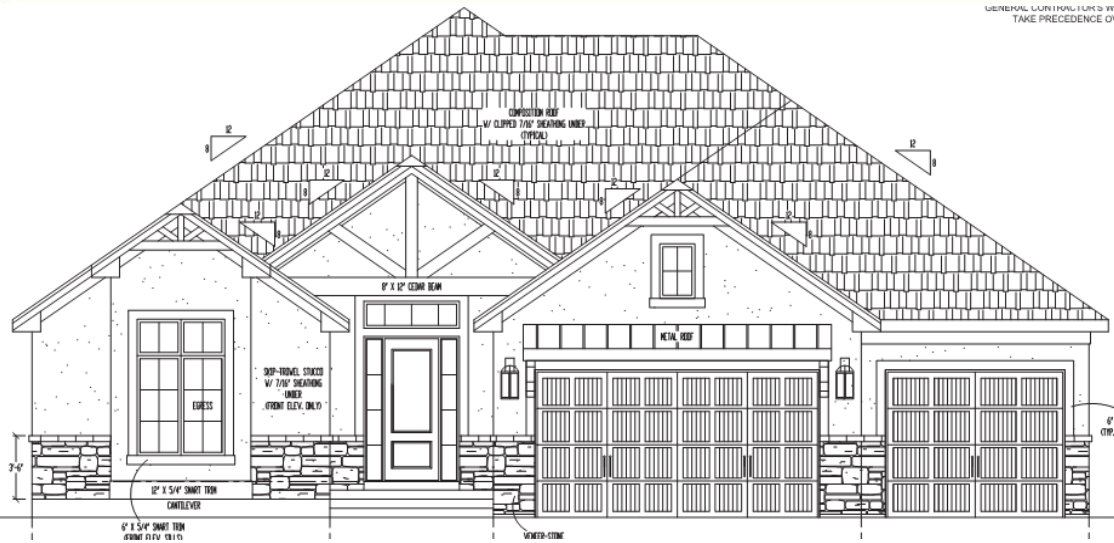


CATION DETAIL  
(NOT TO SCALE)



# Elevations

GENERAL NOTE: ALL ELEVATIONS SHALL TAKE PRECEDENCE OVER



# Elevations

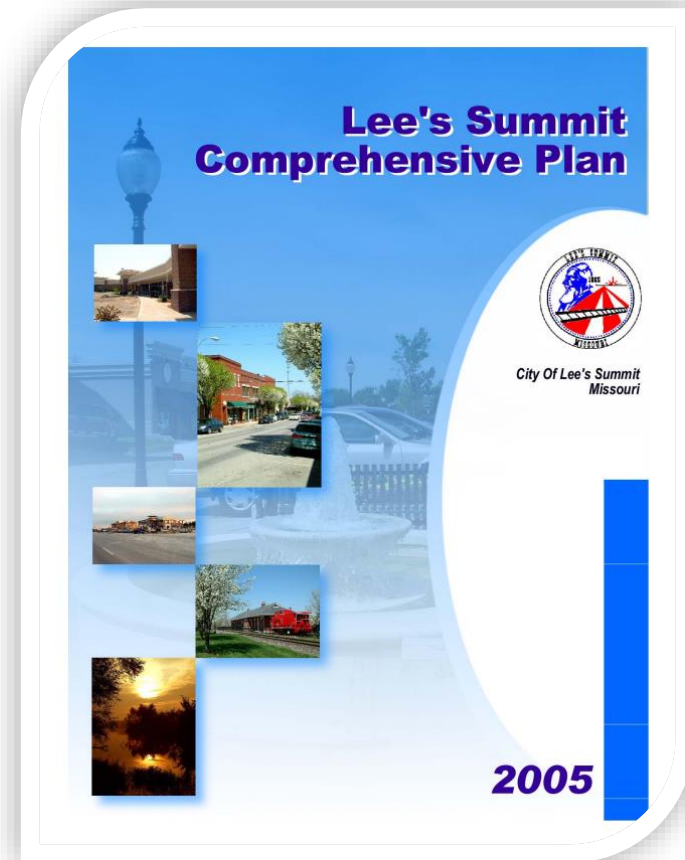


Right in  
and  
right  
out



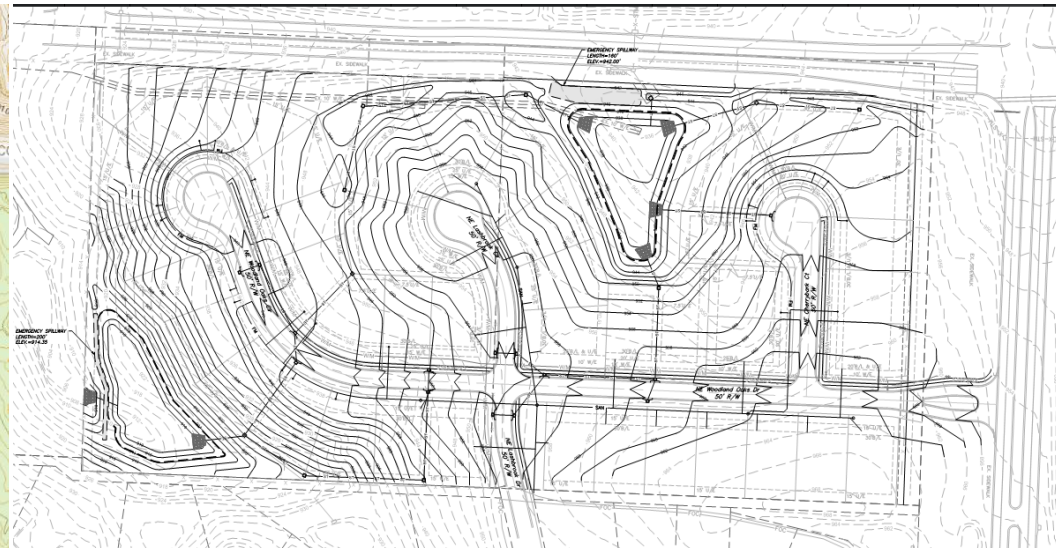
Site

- Compatible with existing and planned surrounding land uses
- Meets Comprehensive Plan objectives- providing a diverse housing type that meets an identified need in the market





- Required – Cul-de-sac lots shall not exceed 10% of total lots in the subdivision
- 4 cul-de-sac lot maximum based on 42 total proposed subdivision lots.
- Proposed – 79% cul-de-sac lots; 33 cul-de-sac lots



Commentary by staff



Sanitary Sewer Report

Comment from eight emails:

1. All eight expressed the concern of having only one access point.
2. Concern over the number of homes being constructed.
3. Would like it to be a park or green space.



Comments from Zoom public meeting:

1. Amount of traffic is still a concern
2. U-turns on Blackwell

With the conditions of approval and as outlined in the staff letter, the application meets the requirements of the UDO and/or Design and Construction Manual

- A modification to the 10% maximum allowance of cul-de-sac lots in a subdivision shall be granted, to allow 79% cul-de-sac lots.
- The architectural style and building materials for the homes shall be consistent with the building elevations that were submitted.

Thank you