

Sequoia Preliminary Development Plan

PL2019-412

February 27, 2020

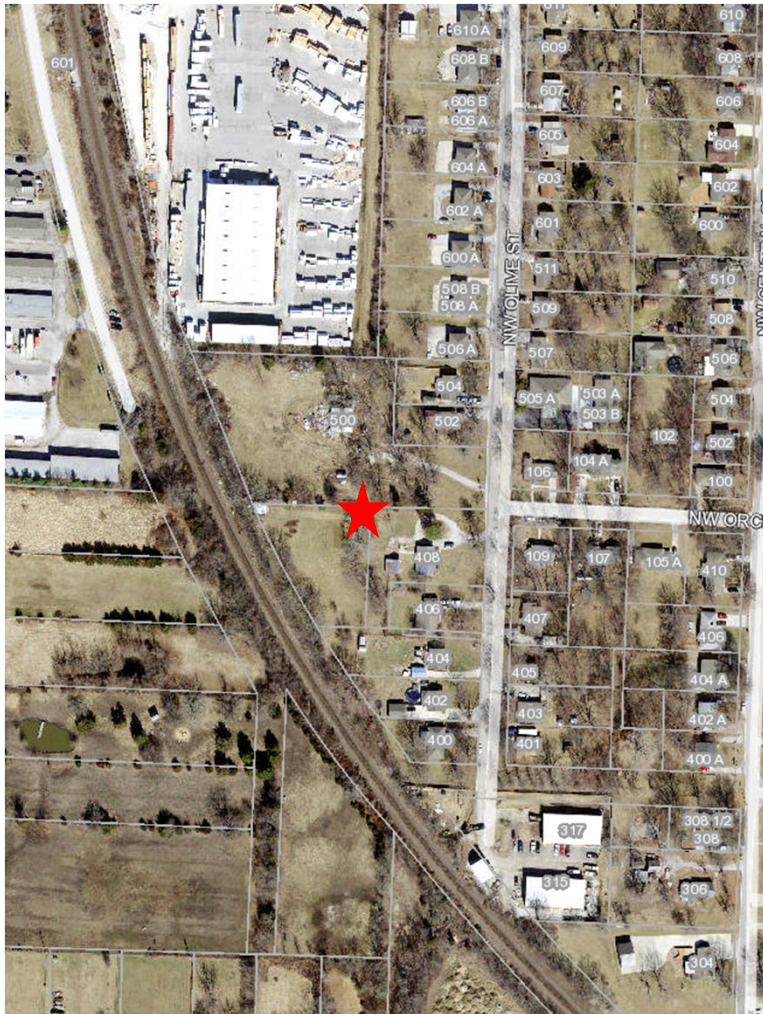


LEE'S SUMMIT
MISSOURI



Yours Truly

Aerial Map



Zoning Map

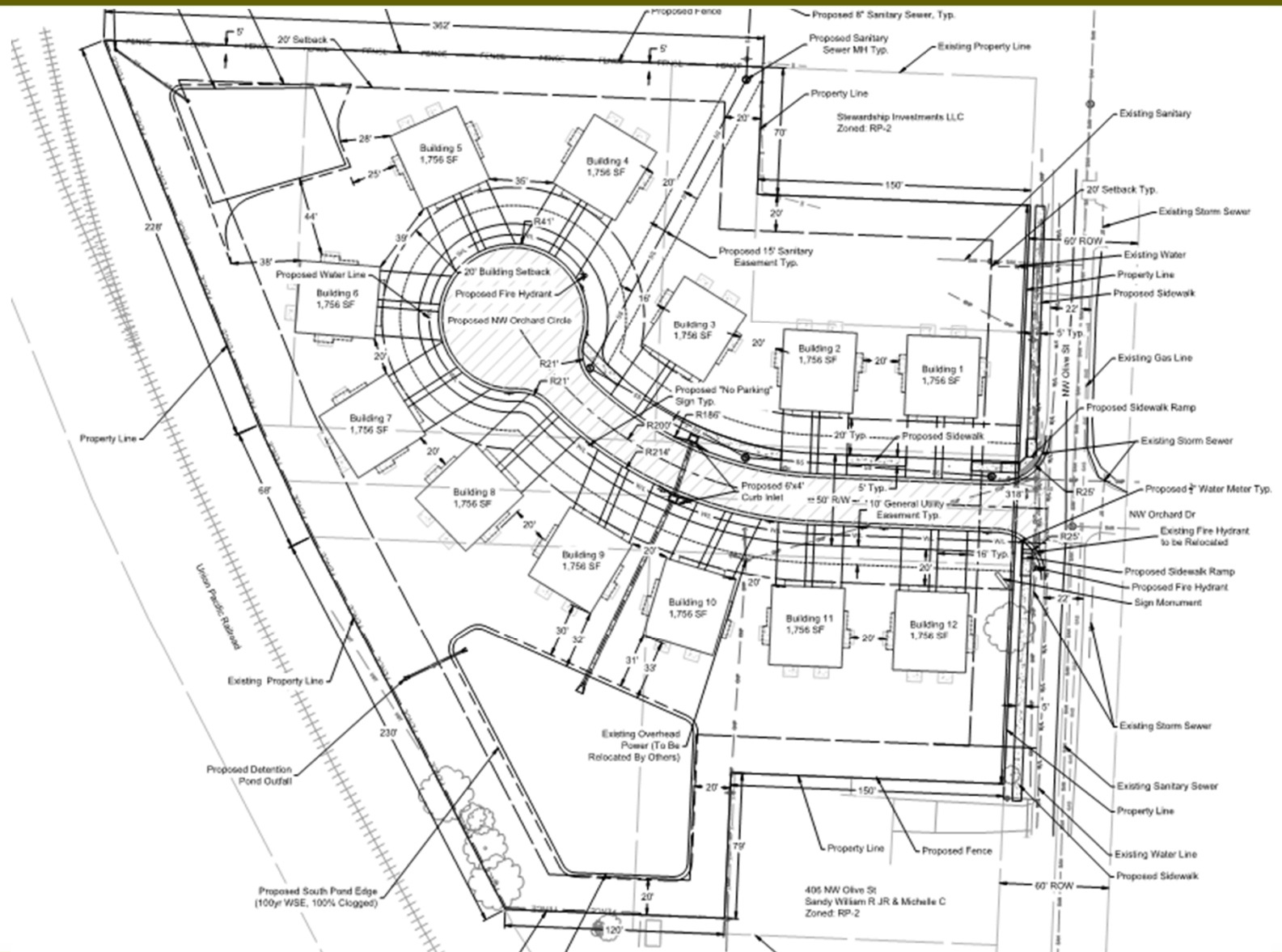




Location of Property	408, 500 & 502 NW Olive St.
Size of Property	3.76 Acres
Zoning (Existing)	RP-2 (Planned Two-Family Residential District)
Density (Proposed)	6.35 units/acre (7.5 units/acre max in RP-2)
Comprehensive Plan Designation	Old Lee's Summit Neighborhoods



Project Information

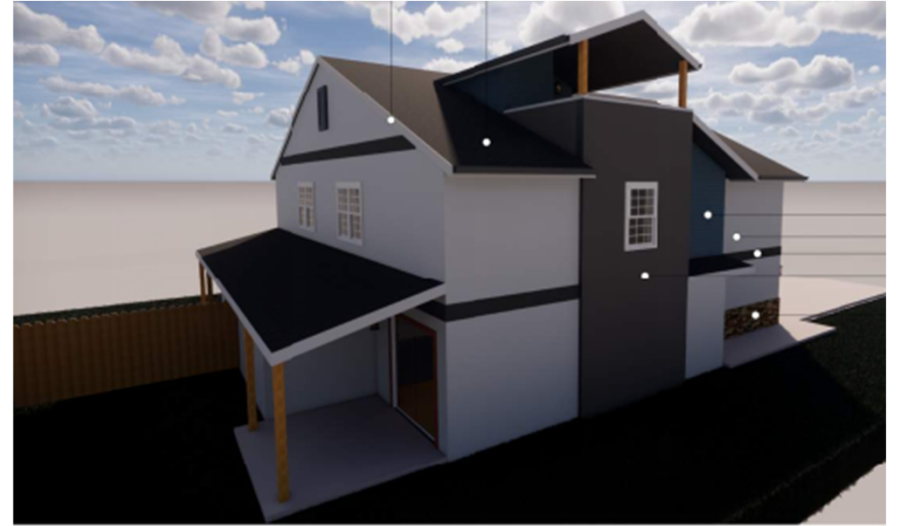


Site Plan



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Elevations



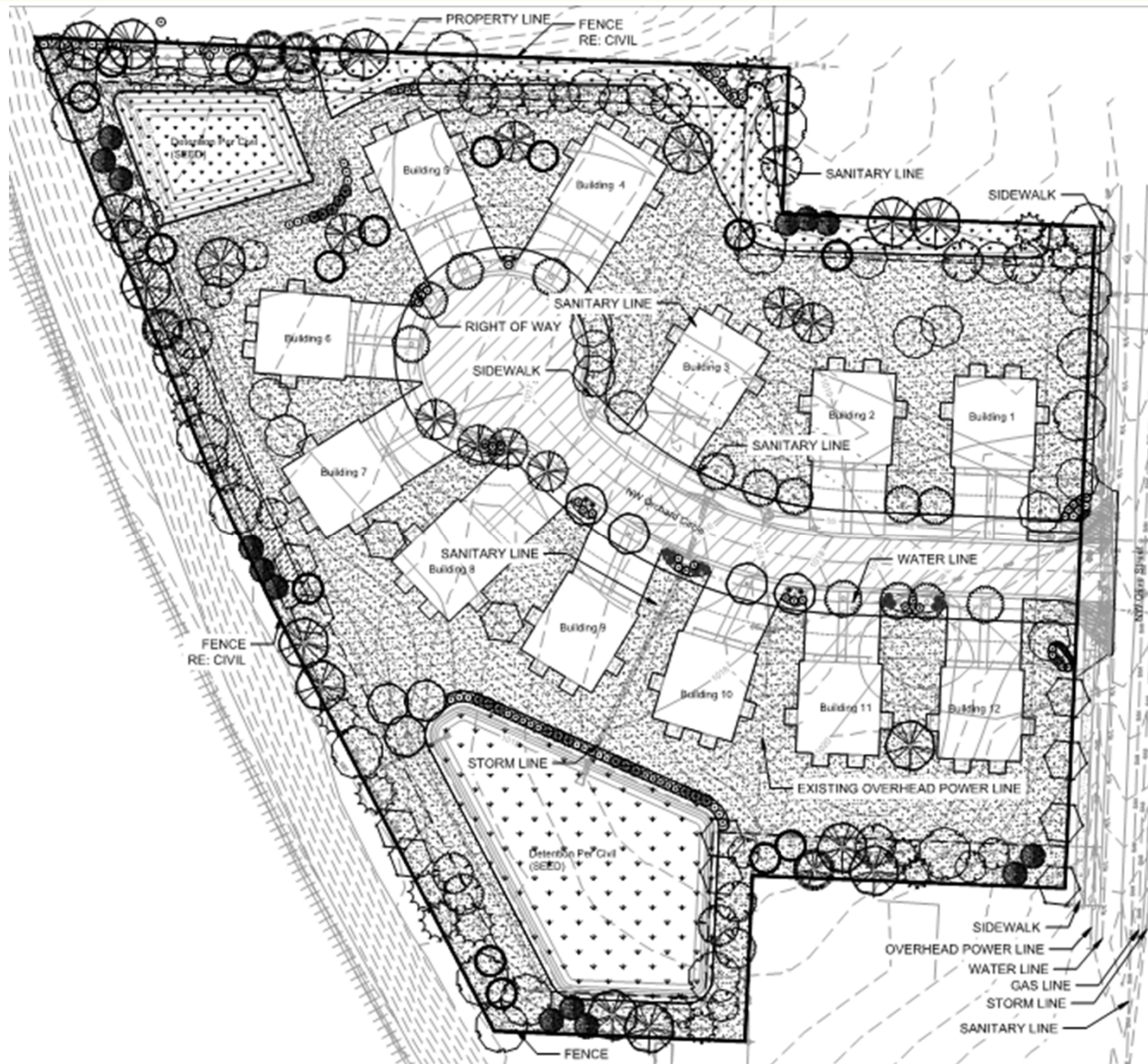
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Elevations



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Elevations

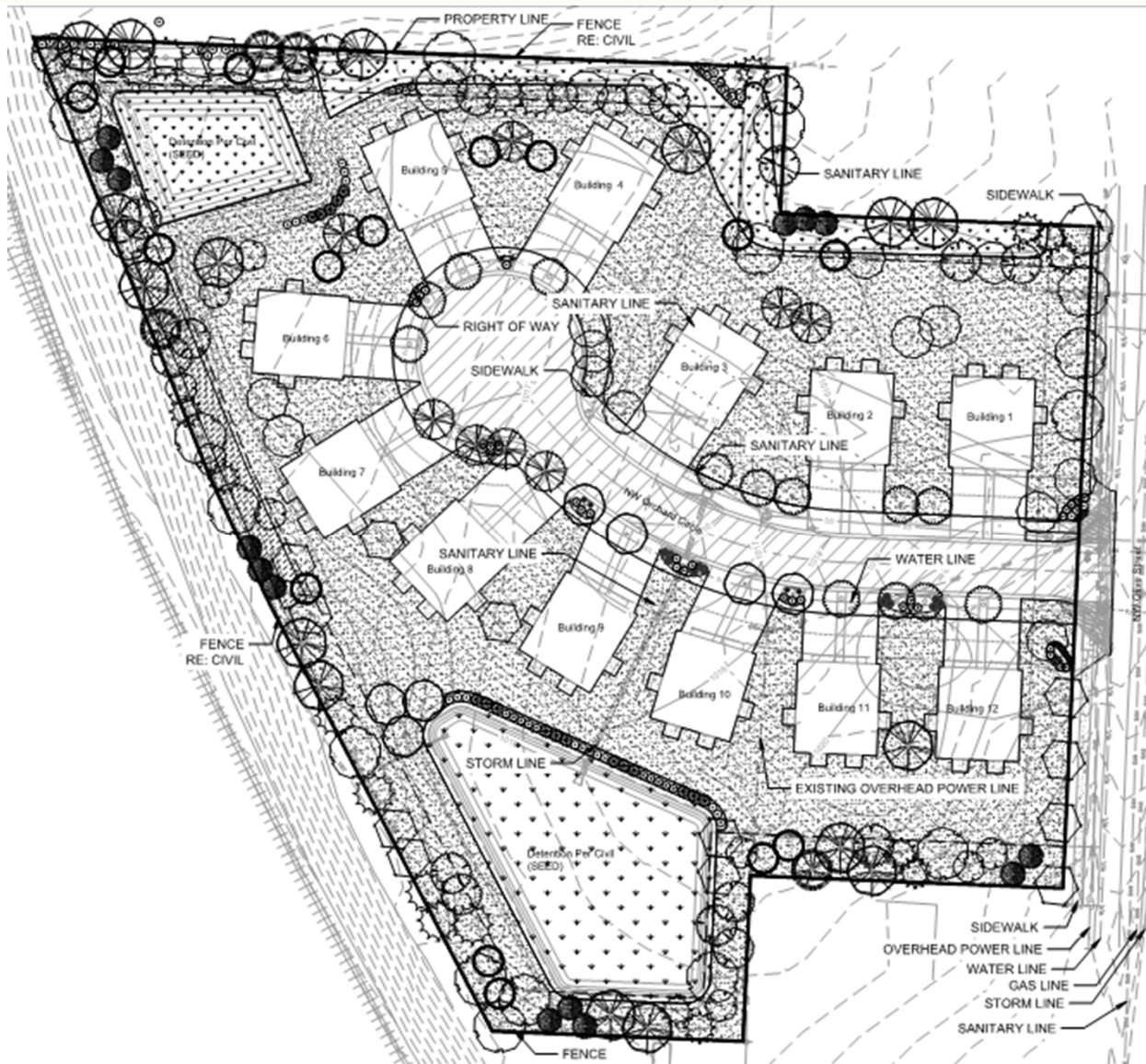


A modification to the design of the required 20' wide high impact landscape screen

- Allow a 6' vinyl fence placed on the property line and all required landscaping material planted on one side of the fence.

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Requested Modifications



UDO requirements

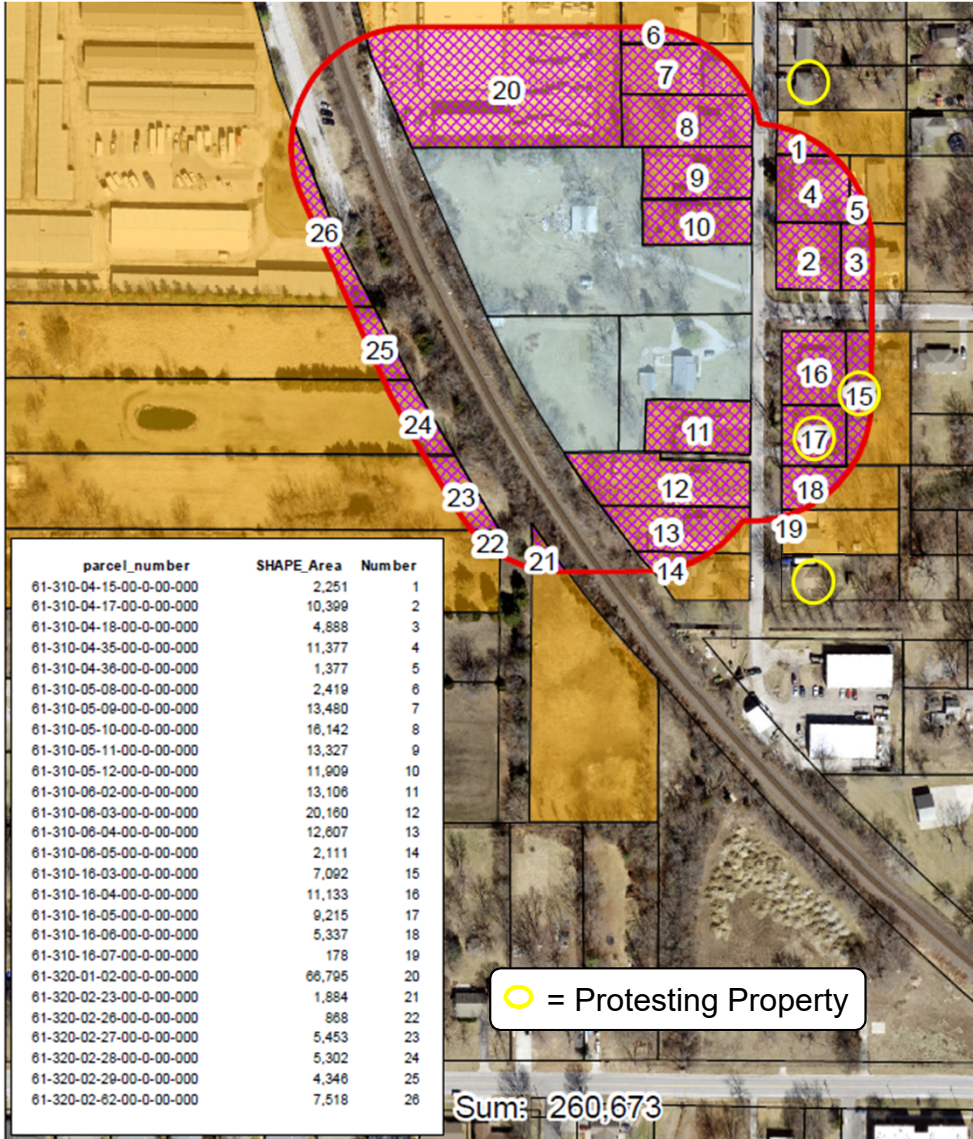
- Total number of cul-de-sac lots shall be no more than 10% percent of the total number of lots in the subdivision
- Maximum number of dwelling units on a cul-de-sac shall not exceed 20

Proposed

- 100% cul-de-sac lots
- 24 dwelling units on a cul-de-sac

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Requested Modifications

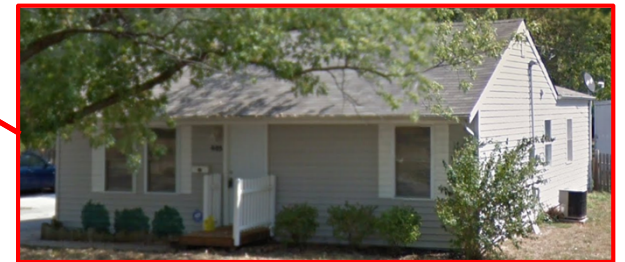
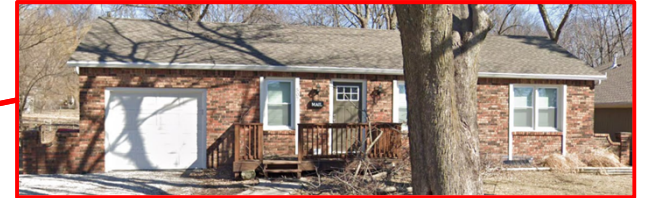
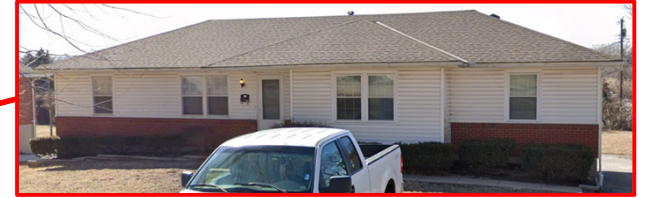
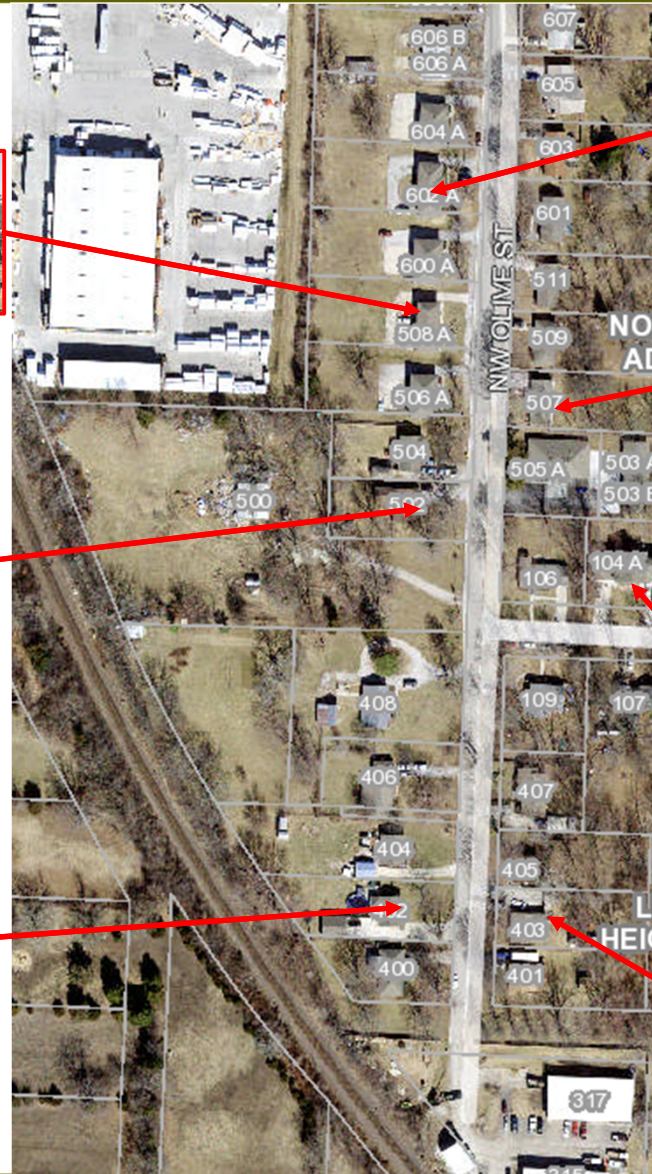
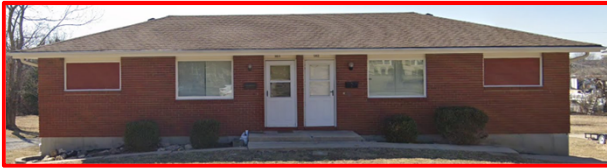


- Criteria to trigger a valid protest petition **HAS NOT** been met
 - 2 properties within the 185' notification boundary
 - Represent 16,307 sq. ft. or 6.26% (30% required)
 - 2 properties outside the 185' notification boundary
- Lack of sidewalks to accommodate increased pedestrians
- Streets to narrow to accommodate increased traffic
- Storm water flooding concerns
- Sanitary sewers don't have the capacity of additional units

Planning Commission Public Comments

- Lack of sidewalks to accommodate increased pedestrians
- Streets too narrow to accommodate increased traffic
- Storm water flooding concerns
- Sanitary sewers don't have the capacity of additional units

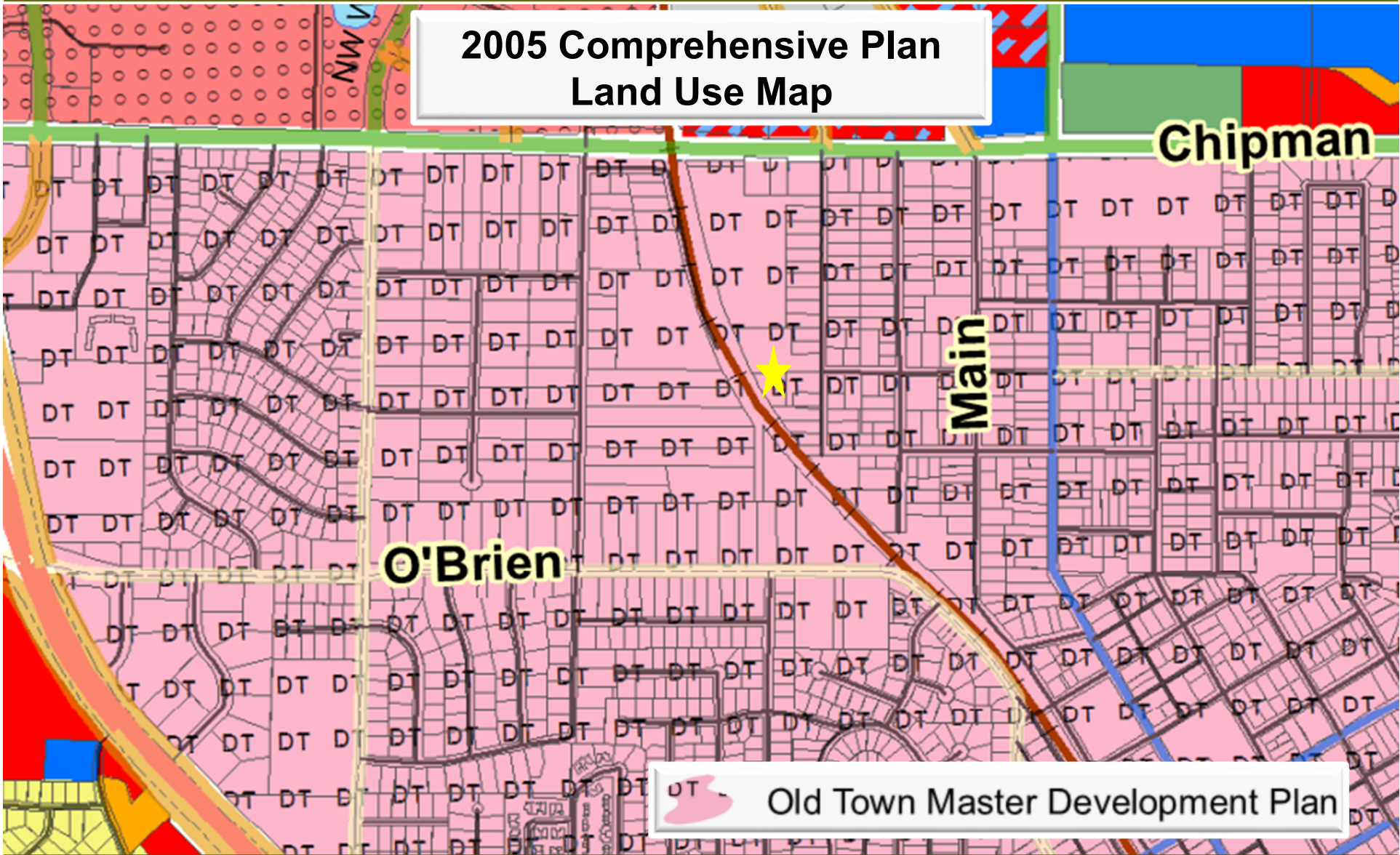




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Staff Analysis

**2005 Comprehensive Plan
Land Use Map**



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Staff Analysis

1. A modification shall be granted to the design of the required 20' wide high impact landscape screen along the north property line, to allow a 6' vinyl fence placed on the north property line and all required landscaping material planted on the south side of the fence.
2. A modification shall be granted to the requirement that the maximum number of dwelling units on a cul-de-sac not exceed 20, to allow 24 dwelling units on a cul-de-sac.
3. A modification shall be granted to the requirement that the total number of cul-de-sac lots in a subdivision be no more than ten (10) percent of the total number of lots in the subdivision, to allow the total number of cul-de-sac lots in the subdivision be one hundred (100) percent.

4. No parking shall be allowed on one side of the street (and cul-de-sac). Upon approval of the project and prior to substantial completion of road construction, staff will process necessary requirements to establish No Parking. Developer will be required to install No Parking signs, per City standards/specifications in coordination with the road construction and shall be shown on the Engineering Plan submittals. Developer's preference to which side of street is parking restricted may be reflected on the drawings at such time.
5. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated February 19, 2020, prepared by Michael Park, City Traffic Engineer.