

City of Lee's Summit

Development Services Department

August 24, 2018

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager
RE: **CONTINUED PUBLIC HEARING – Appl. #PL2018-103 – PRELIMINARY DEVELOPMENT PLAN – Woodside Ridge, 300 NW Pryor Rd; Clayton Properties Group, LLC, applicant**

Commentary

The applicant proposes to develop a single-family subdivision on approximately 112.13 acres, located at 300 NW Pryor Rd. The proposed Woodside Ridge subdivision will be a 2-phase development composed of 206 single family lots, and 10 common area tracts.

The 112.13 acre site is made up of 5 parcels and 1 plated lot. The five (5) parcels are undeveloped, unplatted and zoned RP-3 (Planned Residential Mixed Use). The remaining lot (northeast corner) is zoned PMIX (Planned Mixed Use) and currently has a residential home on the lot that is being used as an information center for John Knox Village. Though this type of residential subdivision is typically located in an R-1 zoning district, the applicant has chosen to not rezone the property as single-family residential is an allowed use by right in both existing zoning districts.

While the RP-3 and PMIX districts typically allow for residential uses ranging from single-family to multi-family, the applicant only proposes to construct single-family homes. All development of this site is tied to the approved plan and any deviation from single-family residential will require a new preliminary development plan approval.

The applicant proposes to provide community amenities in the form of walking paths and a community pool to be located on Tract C. Development of the pool site will require a preliminary development plan by separate application as no materials or building elevations are currently proposed.

The applicant requests modifications to the maximum allowable block length, landscape buffer requirements, and rear setbacks. Staff supports the requested modifications.

- 206 single family lots
- 10 common area tracts
- 112.13 acres total acres (4,872,919 sq. ft.)
- 1.84 units/acre – overall residential density, including common area – 10 units/acre maximum density in the RP-3 district
- 3.67 units/acre – overall residential density, excluding common area

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,270 feet for NW Ashurst Dr (between NW Pryor and NW Kaylea Ct.).

2. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,228 feet for NW O'Brien Rd (between NW Ambersham Dr. and NW Patch Ct.).
3. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,055 feet for NW Ambersham Rd (between SW Whitlock Dr. and NW Killarney Ln.).
4. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,010 feet for NW Killarney Ln (between NW Ambersham Dr. and NW Cody Dr.).
5. A modification shall be granted to the required low impact landscaping buffer when developing RP-3 zoned properties adjacent to R-1 zoned districts to allow no landscaping buffer on the west and south property lines.
6. A modification shall be granted to the required 20' rear yard setback for lots 34, 35, 36, 43 and 44 to allow for a 10' rear yard setback.
7. Development shall be in accordance with the preliminary development plan, date stamped July 31, 2018.
8. Development standards for the lots located in the PIMX district shall follow the RP-3 district standards.
9. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated June 6, 2018.

Zoning and Land Use Information

Location: 300 NW Pryor Rd (NW Pryor Rd and NW O'Brien Rd)

Current Zoning: RP-3 (Planned Residential Mixed Use District)

PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North: RP-3 (Planned Residential Mixed Use District) – John Knox Village

South: R-1 (Single-Family Residential District) – Sterling Hills

East (across NW Pryor Rd): PMIX (Planned Mixed Use District) – John Knox Village

West: R-1 (Single-Family Residential District) – Sterling Hills and Forests of Brookridge Estates

Site Characteristics. The 112 acre site is made up of 5 parcels and 1 lot. The five (5) parcels are undeveloped, unplatted and zoned RP-3. The remaining lot (northeast corner) is zoned PMIX and currently has a residential home on the lot that is being used as an information center for John Knox Village.

Description and Character of Surrounding Area. The proposed development is surrounded by residential uses in various zoning districts. The properties to the west and south are single family homes zoned R-1. The properties to the north and east (across NW Pryor Rd) are both owned by John Knox Village and are zoned RP-3 and PMIX respectively.

Project Information

Current Use: Undeveloped/unplatted lots and John Knox Information center

Proposed Use: Single Family Residential

Land Area: 112.13 acres total acres (4,872,919 sq. ft.)

Number of Lots: 206 single family lots and 10 common area tracts

Number of Lots/Units by phase: Phase 1 – 146 residential lots

Phase 2 – 60 residential lots

206 Total lots

Density: 1.84 units/acre – including common area

3.67 units/acre – excluding common area

Process

Procedure: 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.

Duration of Validity: Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four 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.

Unified Development Ordinance

Applicable Section(s)	Description
5.120	RP-3 Planned Residential Mixed Use District
4.300	Preliminary Development Plan

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Economic Development	Objective 2.2 Objective 2.3
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4

Background

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.

- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.
- February 19, 2007 – A final development plan (Appl. #2006-284 for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.
- April 18, 2007 – A minor plat (Appl. #2007-012) for *Forest Lake at Kohn Knox Village, 1st Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292.

Analysis of Preliminary Development Plan

Block Length. Modification requested. **Staff supports requested modifications.**

- Proposed – The applicant proposes block lengths of approximately 1,270 feet for NW Ashurst Dr. (between NW Pryor and NW Kaylea Ct.); 1,228 feet for NW O'Brien Rd. (between NW Ambersham Dr. and NW Patch Ct.); 1,055 feet for NW Ambersham Rd. (between SW Whitlock Dr. and NW Killarney Ln.); and 1,010 feet for NW Killarney Ln. (between NW Ambersham Dr. and NW Cody Dr.)
- Required – The maximum block length in a residential district is 700 feet. Blocks up to 10% longer than the maximum may be administratively approved if the requirement cannot be met due to physical constraints, such as topography, drainageways, and existing surrounding streets.
- Recommended – Due to the topography, steep slopes, the locations of ridge lines and the location of the existing street network, staff believes the modifications are reasonable and support the requests.

Landscaping Buffer. Modification requested. **Staff supports requested modification.**

- Proposed – The applicant requests to eliminate the requirement for a low impact landscaping buffer surrounding the project.
- Required – Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 14.1 Typical Buffers of the UDO. A low impact screening buffer is required per Table 14.1 when developing an RP-3 district adjacent to an R-1 district.
- Recommended – Properties zoned RP-3 are required by the UDO to provide a low impact landscaping buffer to all R-1 districts. The applicant has requested a modification to eliminate the required medium impact landscaping buffer as the proposed single family homes will be abutting similar existing single family homes. Additionally, the applicant has conveyed their commitment to preserve the existing vegetation to the extent feasible. As the proposed use is comparable to the adjoining use, staff believes this request is reasonable and supports the requested modification.

Rear yard Setback. Modification requested. **Staff supports requested modification.**

- Proposed – The applicant proposes a 10 ft. rear yard setback for Lots 34-36, 43 and 44. In addition to the setback, the applicant also proposes to provide a 25 ft. off-site landscaping easement to run parallel to these lots.
- Required – Table 5-3 of the UDO establishes a 20 ft. rear yard minimum principal building setback for single family structures in the RP-3 district.
- Recommended – Staff believes the location of NW Ashurst Dr., the north property boundary, site terrain and other limiting factors create site constraints that make it impossible to

develop these lots with the required 20 ft. rear yard setback. The proposed 25 ft. off-site landscaping easement that will run parallel to Lots 34-44 will give the appearance of a minimum 35 ft. rear yard. Accounting for the site constraints, existing street network and factoring in the landscaping easement, staff believes the applicant meets the spirit of the UDO and is comfortable supporting the modification.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Engineering

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, detention basins, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all residential areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis within the residential portion of the project.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit)
4. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of any Final Development Plan or Engineering Plan.
7. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any final development plan or engineering plan for this project. A review copy must be submitted to the City prior to execution to ensure the easement language and exhibit conform to City standards, and a certified copy of the executed and recorded easement shall be submitted to the City for verification.
8. A restriction note shall be included on the final plat stating: "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."
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and /

or horizontally to meet the specifications contained within the City's Design and Construction Manual.

10. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
11. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

Fire

12. Provide street names for the cul-de-sac north of NW O'Brien and the section of road between NW O'Brien and NW Ambersham. Provide street names for the cul-de-sacs off of NW Shamrock in Phase 1 and the cul-de-sac off of Ashurst Dr. Continue to name and label the cul-de-sacs; Shamrock Ct. and Joshua Ct.

Planning

13. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 16.340.
14. No final plat shall be recorded by the developer until the Director of Planning and Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
15. All parking lot lighting shall meet the requirements as outlined in Section 7.250 of the Unified Development Ordinance.
16. A photometric plan shall be submitted as required by section 7.230 of the Unified Development Ordinance.

Attachments:

1. Transportation Impact Analysis prepared by Michael Park, dated June 6, 2018—4 pages
2. Traffic Impact Study, prepared by Olsson Associates, date stamped July 27, 2018 –26 pages
3. Preliminary Development Plan, date stamped July 31, 2018— 13 pages
4. Applicant response letter with modification requests, dated July 31, 2018 – 9 pages
5. Location Map