



The City of Lee's Summit
Action Letter
Planning Commission

Tuesday, April 11, 2017
5:00 PM
City Council Chambers
City Hall
220 SE Green Street
Lee's Summit, MO 64063

CALL TO ORDER
ROLL CALL

- Present:** 7 - Board Member Jason Norbury
Board Member Colene Roberts
Board Member Fred DeMoro
Board Member Don Gustafson
Board Member Donnie Funk
Board Member J.Beto Lopez
Board Member Brandon Rader
- Absent:** 2 - Board Member Fred Delibero
Board Member Herman Watson

APPROVAL OF AGENDA

A motion was made by Board Member DeMoro, seconded by Board Member Roberts, that the Agenda be approved. The motion carried unanimously.

APPROVAL OF CONSENT AGENDA

[2017-1122](#) Appl. #PL2017-015 - PRELIMINARY PLAT - Winterset Valley, Lots 1411-1505 and Tracts B11-B20; Gale Communities, Inc., applicant

A motion was made by Board Member Roberts, seconded by Board Member DeMoro, that this Preliminary Plat be approved. The motion carried unanimously.

[TMP-0478](#) Appl. #PL2016-173 - FINAL PLAT - Winterset Valley, 11th Plat, Lots 1392A, 1411-1434 & Tract A11; Gale Communities, Inc., applicant

A motion was made by Board Member Roberts, seconded by Board Member DeMoro, that this Final Plat be approved. The motion carried unanimously.

[TMP-0477](#) Appl. #PL2017-011 - FINAL PLAT - Eagle Creek, 15th Plat, Lots 661-707 and Tracts O, P and Q; Hunt Midwest Real Estate Development, Inc., applicant

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A motion was made by Board Member Roberts, seconded by Board Member DeMoro, that this Final Plat be approved. The motion carried unanimously.

[TMP-0476](#)

Appl. #PL2017-034 - FINAL PLAT - Aldersgate Methodist Church, Lots 3-5 and Tract A; Engineering Solutions, LLC, applicant

A motion was made by Board Member Roberts, seconded by Board Member DeMoro, that this Final Plat be approved. The motion carried unanimously.

[TMP-0475](#)

Appl. #PL2017-039 - VACATION OF EASEMENT - 800 NE Woods Chapel Rd., QuikTrip No. 0208R; QuikTrip Corporation, applicant

A motion was made by Board Member Roberts, seconded by Board Member DeMoro, that this Vacation of Easement be approved. The motion carried unanimously.

[2017-1104](#)

Approval of the March 28, 2017 Planning Commission minutes

A motion was made by Board Member Roberts, seconded by Board Member DeMoro, that the minutes be approved. The motion carried unanimously.

PUBLIC HEARINGS

[2017-1123](#)

PUBLIC HEARING - Appl. #PL2017-033 - REZONING from CP-2 to R-1 and PRELIMINARY DEVELOPMENT PLAN - approximately 9 acres located on the east side of SW Raintree Pkwy approximately 1/3 mile south of SW Raintree Dr.; Chad & Joann Potter, applicant

Chairperson Norbury opened the hearing at 5:07 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in.

Mr. William Nedds of HDR stated that he was present on behalf of the applicants, Chad and Joann Potter. He displayed an aerial view of the property, pointing out the location of Raintree Drive. It was approximately 8.7 acres. The applicants had learned that when a property was annexed into a city, it retained its original land use designation. The Comprehensive Plan had designated it low-density residential, although the zoning had been CP-2. A proposed subdivision, Raintree Pointe, would be located to the west of the property, and the two subdivisions would have compatible architectural styles.

The applicants had requested a modification (Recommendation Item 1), based on the property being landlocked by the Raintree Lake Property Owners Association. It would have no street frontage, with the UDO requiring a minimum of 50 feet. They had acquired a 50-foot ingress and egress easement, in order to satisfy the intent of the UDO requirement. Mr. Nedds pointed out a water utility easement that already existed nearby. He also pointed out a proposed location for a home and its driveway connection to the access road.

Following Mr. Nedds' presentation, Chairperson Norbury asked for staff comments.

Mr. McGuire entered Exhibit (A), list of exhibits 1-15 into the record. He confirmed that the applicant wanted to rezone the property from CP-2 to R-1. While rezoning applications did not typically accompany preliminary development plans; however, in this

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case the application needed a modification in order to satisfy the street frontage requirement and guarantee access to the development from SW Raintree Parkway. Modifications involving a UDO requirement were required to go through the PDP application process. Staff recommended approval subject to staff's Recommendation Item 1:

A modification shall be granted to the minimum 50' street frontage requirement, to allow the subject property to have no street frontage onto SW Raintree Pkwy. The subject property shall gain access to and from SW Raintree Pkwy via a permanent 50' ingress/egress easement obtained from the RLPOA. A copy of the recorded easement shall be provided to the City's Development Services Department.

Following Mr. McGuire's comments, Chairperson Norbury asked if there was anyone present wishing to give testimony, either in support for or opposition to the application. Seeing none, he then asked if the Commission had questions for the applicant or staff.

Chairperson Norbury asked if the property would be part of the RLPOA. Mr. Nedds answered that it would.

Chairperson Norbury asked if there were further questions for the applicant or staff. Hearing none, he closed the public hearing at 5:14 p.m. and asked for discussion among the Commission members, or for a motion.

Mr. DeMoro made a motion to recommend approval of Application PL2017-033, Rezoning from CP-2 to R-1 and Preliminary Development Plan: approximately 9 acres located on the east side of SW Raintree Pkwy approximately 1/3 mile south of SW Raintree Dr.; Chad & Joann Potter, applicants; subject to staff's letter of April 7, 2017, specifically Recommendation Item 1. Mr. Rader seconded.

Chairperson Norbury asked if there was any discussion of the motion. Hearing none, he called for a vote.

A motion was made by Board Member DeMoro, seconded by Board Member Rader, that this Rezoning and Preliminary Development Plan was recommended for approval to the City Council - Regular Session, due back on 5/4/2017 The motion carried unanimously.

OTHER AGENDA ITEMS

PUBLIC COMMENTS

ROUNDTABLE

ADJOURNMENT

For your convenience, Planning Commission agendas, as well as videos of Planning Commission meetings, may be viewed on the City's Internet site at "www.cityofls.net".