



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-447
File Name	PRELIMINARY DEVELOPMENT PLAN – Main Forest
Applicant	Engineering Solutions
Property Address	4 NW Forest Ave. & 400 NW Main Street
Planning Commission Date Heard by	January 27, 2022 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: February 9, 2021 & July 13, 2021
Neighborhood meeting conducted: January 20, 2022
Newspaper notification published on: January 8, 2022
Radius notices mailed to properties within 300 feet on: January 7, 2022
Site posted notice on: January 7, 2022

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	5
6. Analysis	5
7. Recommended Conditions of Approval	7

Attachments

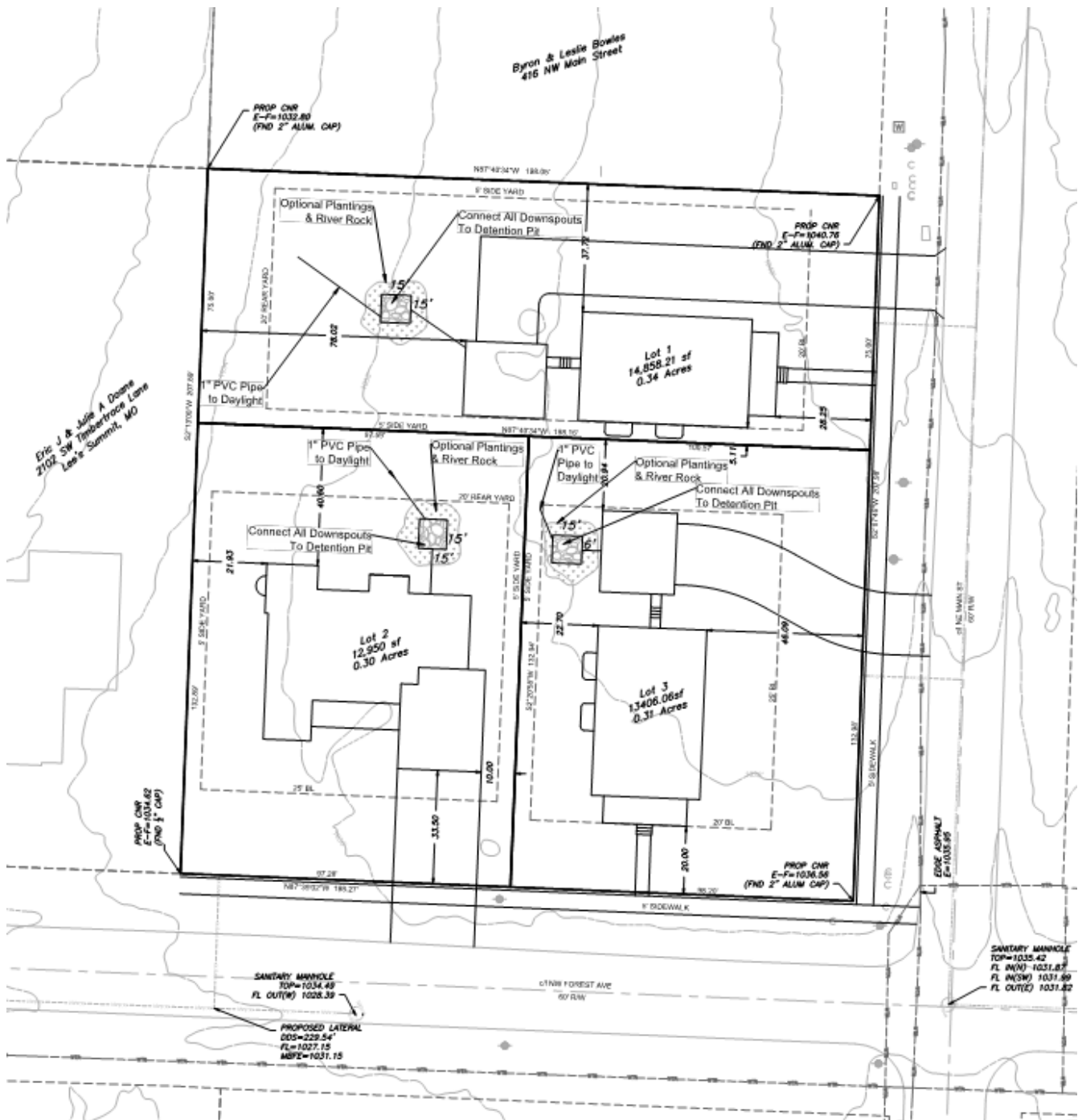
Preliminary Development Plan, date stamped November 16, 2021 – 1 page
House Type Description, received December 17, 2021– 24 pages
Elevations, received November 17, 2021 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant	Engineering Solutions, LLC
Applicant's Representative	Matt Schlicht/Engineer
Location of Property	4 NW Forest Ave. & 400 NW Main Street
Size of Property	0.95 Acres (41,382 sq. ft.)
Zoning (Existing)	RP-2 (Planned Two-Family Residential District)
Density (Proposed)	3.16 units/acre (7.5 units/acre max in RP-2)
Comprehensive Plan Designation	Activity Center, Downtown
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 (24) 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.

Current Land Use
The subject property is a single platted lot that is approximately 0.95 acres in size. Two existing single-family homes formally occupied the single lot have been removed in preparation for the construction of three (3) new single-family homes. The properties surrounding the area primarily consist of single family detached homes.

Description of Applicant's Request
The applicant is seeking approval of a preliminary development plan for a 3-lot single family residential development to construct three (3) new single-family homes. The applicant has provided a design guideline document that will govern the style and architecture of the new homes. Proposed architectural styles are provided and include one- and two-story Bungalow, Craftsman, and American Foursquare housing styles, detached/attached garages and front porches. The proposed building materials consist of lap siding, brick or stone veneer, and wood panels in a variety of color options.



2. Land Use

Description and Character of Surrounding Area

The proposed site is located at the northwest corner of NW Forrest Ave. and NE Main St. The surrounding neighborhood is primarily comprised of single-family residential dwellings with a mixture of housing styles varying from mid-century ranch and typical Bungalow and Craftsman styles.

Adjacent Land Uses and Zoning

North:	RP-2 (Planned Two-Family Residential District) – Single family homes
South (across NW Forrest St.):	RP-2 (Planned Two-Family Residential District) – Single family homes
East (across NE Main St):	RP-2 (Planned Two-Family Residential District) – Single family homes
West:	RP-2 (Planned Two-Family Residential District) – Single family homes

Site Characteristics
The property consists of a single platted 0.95-acre lot located at the northwest corner of NW Forrest Ave. and NE Main St. A new single-family home is currently under construction on the proposed Lot 2. Existing single-family dwellings are located to the north, south, east, and west of this site. Other single-family homes and duplexes are scattered within the neighborhood.

Special Considerations
N/A

3. Project Proposal

Site Design

Land Use	
Density:	3.16 units/acre

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	20'	20'
Side	5'	5'
Rear	20'	20'

Lot Width

Lot Width	Required for Single family in RP-2	Proposed
At right-of-way	60'	75'+

Structure(s) Design

Number and Proposed Use of Buildings
3 new single-family structures
Building Height for Principal Structures
30'+ not to exceed 40'
Number of Stories
1-2 stories

4. Unified Development Ordinance (UDO)

Section	Description
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan

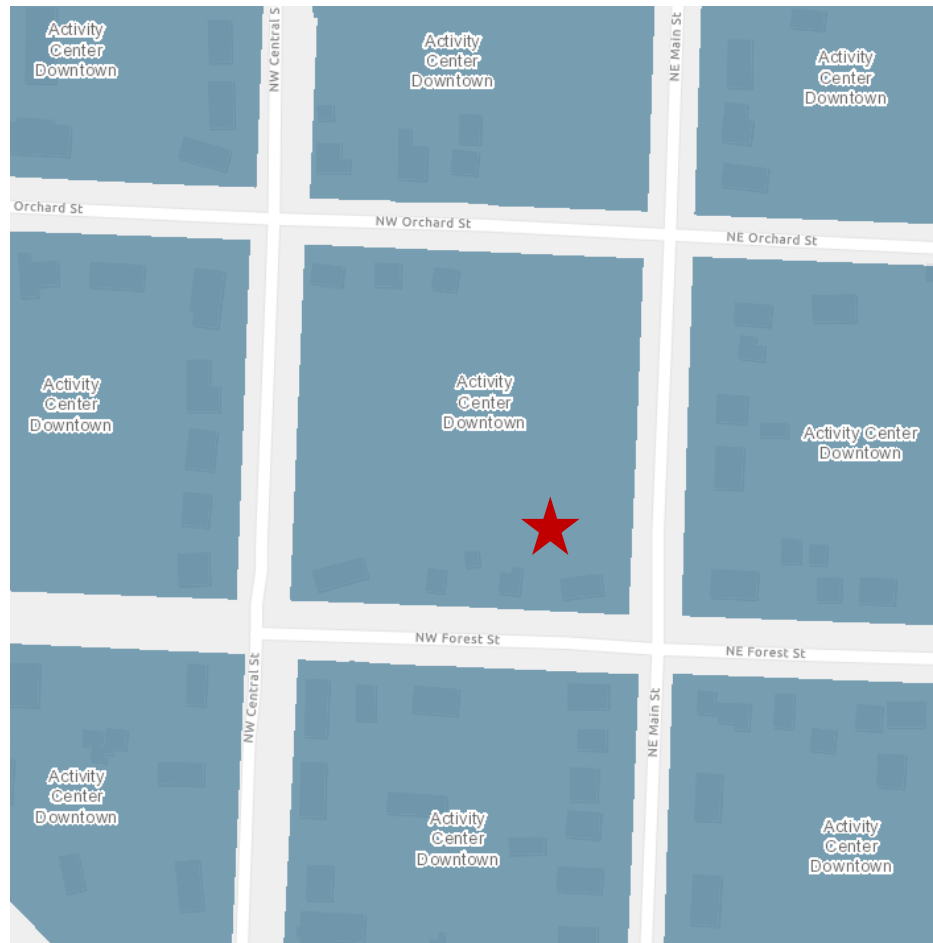
5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Goal 3.1.A
Strong Neighborhood & Housing Choice	Goal 3.2.A Goal 3.2.B
Land Use & Community Design	Goal 3.7.A

Comprehensive Plan

The proposed use is consistent with the recommended land use for the area and meets the plan’s established goal of increasing the available housing stock by providing additional housing to meet the changing housing needs of the community.

Further meeting the Ignite Comprehensive Plan goals, the applicant has made a concerted effort to preserve and enhance the surrounding neighborhood character by considering the unique assets of the downtown Lee’s Summit neighborhood that tangibly distinguish them from another singly family subdivisions.



6. Analysis

Background and History

The subject property was platted in 1887 as part of the *Hearne's Addition* subdivision. The proposed development will create three (3) residential lots and proposes design standards that establish building footprints, design styles, colors, and exterior building materials for the new single-family structures.

- March 16, 1887 – Final plat for *Hearne's Addition* was recorded at Jackson County Recorder of Deeds.

Compatibility

The proposal for this infill residential development is in accordance with the existing zoning and compatible with surrounding single-family homes. The surrounding housing types include single-family and duplex homes with a mixture of housing styles varying from mid-century ranch style homes, typical American Foursquare and Bungalow style designs.



Adverse Impacts

The proposed single-family residential development will not detrimentally impact the surrounding area. The buildings are designed and located to be compatible with neighboring properties and should enhance the neighborhood.

Stormwater

The subject property for the proposed development originally contained two relatively smaller residential homes and one small garage. This application proposes three larger residential homes and three attached / detached garages. Impervious area on the subject property will increase from approximately 3000 sq. ft. to approximately 12,000 sq. ft. Given that there are known storm drainage / flooding issues in the area of the proposed development, the applicant will be required to demonstrate, prior to the issuance of any building permits, how this increase in stormwater runoff will be handled / mitigated.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The proposed development will tie into the existing public infrastructure. As required by the subdivision regulations of the UDO, a 5' public sidewalk is proposed along NE Main St and NW Forrest Ave.

The proposed single-family homes do not result in a measurable traffic impact on the adjacent streets since trip generation associated with 3 single-family homes on property already zoned for single-family construction with existing similar land use generates negligible traffic and no increase in zoning density/intensity. The project does not require roadway improvements applicable to the Unimproved Road Policy based on its scope, zoning and expected traffic impact.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific Conditions

1. Development shall be in accordance with the preliminary development plan dated November 16, 2021 and revised January 26, 2022; the House Type Description dated November 17, 2021; and elevations dated November 17, 2021.

Standard Conditions of Approval

2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all 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.

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 site development permits or the start of construction (excluding land disturbance permit).
4. If required, the As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of any building permits for the development.
5. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan.
6. 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."
7. A minor plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.