



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2019-351
<b>File Name</b>	Preliminary Development Plan – Woodside Ridge Pool
<b>Applicant</b>	Clayton Properties Group, Inc.
<b>Property Address</b>	2030 NW O'Brien Rd
<b>Planning Commission Date</b>	December 12, 2019
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: August 27, 2019  
Neighborhood meeting conducted: November 1, 2019  
Newspaper notification published on: November 23, 2019  
Radius notices mailed to properties within 300 feet on: N/A  
Site posted notice on: November 22, 2016

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### Attachments

Preliminary Development Plan, date stamped November 12, 2019 – 18 pages  
Modification Request, dated October 10, 2019 – 1 page  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group, Inc./Owner
Applicant's Representative	Vincent Walker/Owner Representative
Location of Property	2030 NW O'Brien Rd
Size of Property	±0.95 Acres
Zoning	RP-3 (Planned Residential Mixed Use District)
Comprehensive Plan Designation	Mix Use-John Knox Village
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 currently being developed into the previously approved Woodside Ridge residential subdivision.

Description of Applicant's Request
The applicant is seeking approval of a preliminary development plan to construct a pool and clubhouse.

## 2. Land Use

Description and Character of Surrounding Area
The surrounding property is currently being developed into the previously approved Woodside Ridge residential subdivision.

### Adjacent Land Uses and Zoning

<b>North:</b>	RP-3 / Future Woodside Ridge residential subdivision
<b>South:</b>	RP-3 / Future Woodside Ridge residential subdivision
<b>East:</b>	RP-3 / Future Woodside Ridge residential subdivision
<b>West:</b>	RP-3 / Future Woodside Ridge residential subdivision

Site Characteristics
The subject property is currently being developed into the previously approved Woodside Ridge residential subdivision.

Special Considerations
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None

### 3. Project Proposal

#### Site Design

Land Use	
Impervious Coverage:	43%
Pervious:	57%
<b>TOTAL</b>	<b>100%</b>

#### Parking

Proposed		Required	
Total parking spaces proposed:	12	Total parking spaces required:	12
Accessible spaces proposed:	1	Accessible spaces required:	1
Parking reduction requested?	No	Off-site parking requested?	No

#### Setbacks

	Required	Proposed
Sports Court	50'	33'*
Parking Lot	20'	20'
Building	20'	20'

\*Requires modification

#### Structure(s) Design

Number and Proposed Use of Buildings	
1 clubhouse	
Building Height	
27'5"	
Number of Stories	
1 story	

### 4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
8.120,8.170,8.180	Design Standards
6.1350	Residential districts—Permitted accessory uses and structures.

### 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3
Public Facilities And Services	Objective 6.2

## 6. Analysis

### Background and History

- 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, 1<sup>st</sup> Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292.
- September 20, 2018 – The City Council approved the preliminary development plan (Appl. # PL2018-103) for Woodside Development by Ordinance No. 8470.

### Compatibility

The property is located at the intersection of NW O’Brien Rd. and NW Amersham Dr. The proposed clubhouse exterior is composed of stone veneer, cedar siding, glass and standing seam roof. The 2005 Lee’s Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as Mixed Use – John Knox Village. The proposed land use and building is in substantial compliance with the Lee’s Summit Comprehensive Plan.

### Adverse Impacts

The proposed development will not detrimentally impact the surrounding area.

Stormwater from the proposed development will be managed through a regional stormwater detention system.

### Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property.

The existing road network has sufficient capacity to accommodate the proposed use; no improvements are required as part of the proposed development.

### **Unified Development Ordinance**

The RP-3 zoning district allows for certain accessory uses to include a neighborhood pool and clubhouse. Should the requested preliminary development plan be granted, the proposed development would satisfy any requirements applicable to the zoning district pursuant to UDO.

### **Modifications**

The applicant has requested a reduction to the side yard setback as it relates to the proposed community amenity (pickle ball court). The UDO requires courts and fields for one- or two-person teams (e.g., tennis courts) be set back at least 50 feet. The applicant has proposed reducing this requirement to 33'. The proposed modification should have limited impact to the adjacent residential lots and any adverse effects minimized as a medium impact landscaping buffer is being provided between the court and the property line. Locating the court in the proposed location allows for a larger usable area for the other amenities.

### **Recommendation**

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. A modification shall be granted to the required 50' sports court setback along the west property line, to allow a 33' sports court setback along the west property line.

### **Standard Conditions of Approval**

2. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
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. 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 the Final Development Plan / Engineering Plans.
5. 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.
6. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire

fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.