



LEE'S SUMMIT MISSOURI

July 14, 2021

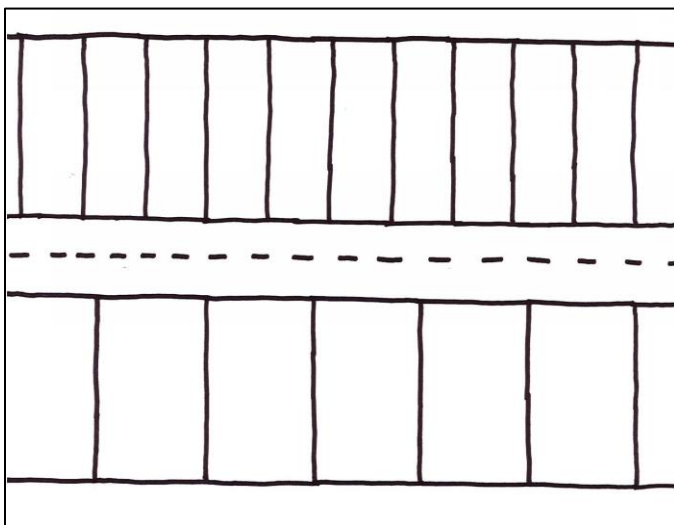
To: Community and Economic Development Council

From: Joshua Johnson, Assistant Director of Plan Services

RE: Discussion on Smaller Lot Single-family Development

Small Lot Residential Discussion

Attainable housing is a stated goal in both the Ignite Strategic Plan and the Ignite Comprehensive Plan. Specifically, the comprehensive plan has the following goal- Create and maintain a variety of housing options, styles and price ranges. The Comprehensive Plan categorizes residential into three groupings that increase in density from Residential 1-3. Residential 2 allows for smaller single-family lot sizes. The comprehensive plan has an objective to change the overall housing mix to 65% Residential Category 1, 20% Residential Category 2 and 15% Residential Category 3. The idea behind this goal was to produce a majority of housing stock over the next 20 years that continues the traditional Lee's Summit neighborhood while providing the necessary density for housing variety and fiscal sustainability. There are a variety of approaches to allow housing to be constructed in a more efficient manner. Reducing lot width is one way to increase the amount of housing per linear foot of street. The illustration below shows a street with 40' lot widths across from 70' wide lots.



Metro homebuilders have implemented narrower lot products in other cities and found success. The smaller lot concept should not be looked at as the answer to all problems, rather it is just another tool available to the community. This lot width still allows for a two-car garage and street width will also determine the viability of on-street parking.

The basic dimensional requirements are included below. Discussion still needs to occur to determine the exact process and if there should be basic architectural controls associated with single-family residences.

Sec. 4.095. – R-1A Single-family Small Lot District.

- A. Statement of intent and purpose. The R-1A District is established to provide small lot, higher density, single-family detached residential development. It supports the goal of the Lee's Summit Comprehensive Plan to increase housing options by providing for multiple housing types and varied lot sizes. This zoning district is appropriate for both in-fill and greenfield development throughout the city. The R-1A is not a "Planned" district. This district is designed for areas served by publicly-provided sanitary sewer.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.

Zoning District	Density	Min. Lot Size (per unit)	Min. Lot Width	Setbacks (Front/side/rear)	Max. Height
R-1A	8.5 units/acre	4,000 sq ft.	40'	20' (living area or garage – side entry); 25' (garage – front facing)/ 5'/ 15'	40' ¹ ¹ – see Section 6.050 for exceptions

An example of what this type of density would look like is included on the next page and is from the book "Visualizing Density" by Julie Campoli and Alex S. MacLean.

8 UNITS PER ACRE



Las Vegas, NV 8.0 units / acre



Fresno, CA 8.1 units / acre



Tucson, AZ 8.1 units / acre



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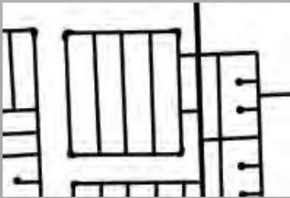
neighborhood plan



neighborhood plan



neighborhood plan



street pattern



street pattern



street pattern