



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

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## Development Services Staff Report

<b>File Number</b>	PL2020-342
<b>File Name</b>	Preliminary Development Plan – Westvale Addition
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	612 NW Fieldcrest Dr.
<b>Planning Commission Date</b>	February 25, 2021
<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: October 20, 2020

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on March 31, 2021, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development.

Newspaper notification published on: February 6, 2021

Radius notices mailed to properties within 300 feet on: February 8, 2021

Site posted notice on: February 10, 2021

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### Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated February 19, 2020 – 2 pages

Preliminary Development Plan, dated January 26, 2021 – 5 pages

Architectural Elevations, dated January 23, 2021 & February 4, 2024 – 10 pages

Landscape Plan, dated January 26, 2021 – 1 page

Macro Stormwater Drainage Study by Engineering Solutions dated November 11, 2020 – 7 pages

Modification Request Letter, dated January 26, 2021 – 1 page

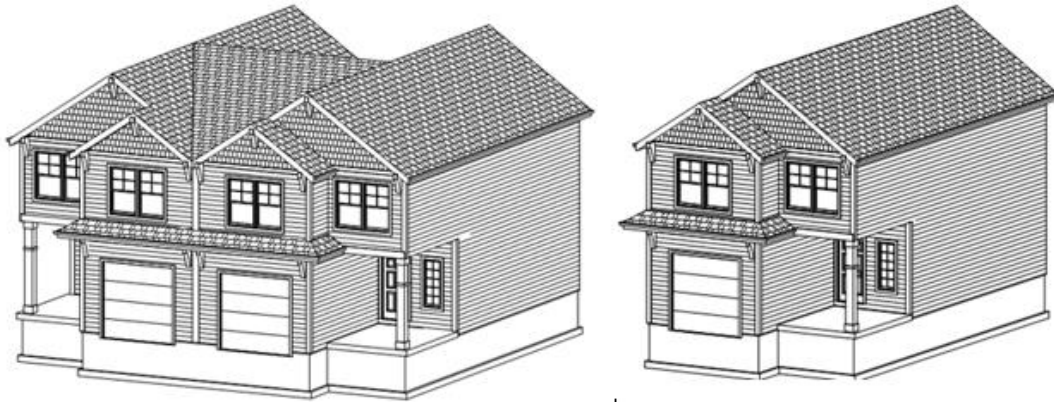
Location Map

### 1. Project Data and Facts

Project Data	
<b>Applicant</b>	Engineering Solutions, LLC
<b>Applicant’s Representative</b>	Matt Schlicht , PE/Engineer
<b>Location of Property</b>	612 NW Fieldcrest Dr.
<b>Size of Property</b>	1.23 Acres
<b>Zoning (Existing)</b>	RP-3 (Planned Residential Mixed Use District)
<b>Density (Proposed)</b>	7.32 units/acre (10.0 units/acre max in RP-3)
<b>Comprehensive Plan Designation</b>	Medium/High-density Residential
<b>Procedure</b>	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.
<b>Duration of Validity</b>	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 property is vacant except for the fencing and pavement of a dilapidated sports court.

Description of Applicant’s Request
The applicant seeks approval of a preliminary development plan for a 9-unit residential development comprised of eight (8) two-family attached dwelling units (4 duplexes) and one (1) single family home. Each individual dwelling unit will be approximately 1,300 sq. ft.



## 2. Land Use

### Description and Character of Surrounding Area

The proposed site is located south and west of the intersection of NW Fieldcrest Dr. and NW Chipman Rd. The Westvale neighborhood surrounds the subject site and is comprised of 52 two-family homes (duplexes). These homes range from 1247 sq. ft. (623.5 sq. ft. per unit) to 2704 sq. ft. (1352 sq. ft. per unit). The vast majority (46) of the duplexes were built in 1962. The 6 duplexes located in the cul-de-sac of NW Fieldcrest Dr. were constructed between 2003 & 2004. The older two-family homes are characteristic of the simple post WWII architectural style. The newer homes are typical of the suburban architecture style seen post 2000s.

### Adjacent Land Uses and Zoning

<b>North:</b>	RP-3 (Planned Residential Mixed Use District) – Two-family homes
<b>South:</b>	RP-2 (Planned Two-Family Residential District) and RP-3 – Two-family homes
<b>East:</b>	RP-3 (Planned Residential Mixed Use District) – Two-family homes
<b>West:</b>	RP-3 (Planned Residential Mixed Use District) – Two-family homes

### Site Characteristics

The site consists of a single 1.23-acre lot surrounded by the Westvale subdivision. The site generally slopes from the northeast to the southwest. Five large mature trees are located on the site, as are the dilapidated fencing and pavement of an old sports court.

### Special Considerations

The subject property was formerly the common area of the now dissolved Westvale Property Owners Association. Per the Missouri Secretary of State’s web site the property owners association was administratively dissolved on December 18, 2001.

## 3. Project Proposal

### Site Design

#### Land Use

Impervious Coverage:	42.5%
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Pervious:	57.5%
<b>TOTAL</b>	<b>100%</b>

**Parking**

Proposed		Required	
Total parking spaces proposed:	9 - 1 per unit (garage) 11 – Common parking lot 20 Total	Total parking spaces required (1 garage + 1 driveway/unit):	18

**Setbacks (Perimeter)**

Yard	Building Required	Building Proposed
Front	20'	20'
Side	5' from lot line	20' from lot line and 10' separation between buildings
Rear	20'	20'

**Structure(s) Design**

<b>Number and Proposed Use of Buildings</b>
4 Two-family buildings (duplex) 1 Single family building
<b>Building Height</b>
27'
<b>Number of Stories</b>
2 stories

**4. Unified Development Ordinance (UDO)**

Section	Description
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan
2.320	Development plan and allowable modifications
4.120	Zoning District Regulations

**5. Comprehensive Plan**

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.4
Residential Development	Objective 3.2 Objective 3.3 Objective 3.4

## 6. Analysis

### Background and History

- November 14, 1961 – The City Council approved a final plat (Appl. #1961-024) for the Westvale Addition, Lots 1-89 by Ordinance No. 703.
- July 3, 1979 – The City Council approved a rezoning from R2 (now RP-2) to R3 (now RP-3) and a preliminary development plan (Appl. #1979-009) for the Westvale Addition development by Ordinance No. 2025.
- January 19, 1985 – The City Council approved a final plat (Appl. #1985-209) for the Westvale Addition Replat of Lots 9-28 by Ordinance No. 2729.

### Compatibility

The surrounding neighborhood is comprised of 52 two-family homes. These homes range from 1247 sq. ft. (623.5 sq. ft. per unit) to 2704 sq. ft. (1352 sq. ft. per unit). The vast majority (46) of the duplexes were built in 1962. The six (six) duplexes located in the cul-de-sac of NW Fieldcrest Dr. were constructed around 2003. The older two-family homes are characteristic of the simple post WWII architectural style. The newer homes are typical of the suburban architecture style seen post 2000s.

The proposed land use is consistent with the surrounding area. The bulk, massing and architectural style of the proposed homes are somewhat inconsistent with the homes that were constructed in 1962, but are substantially consistent with the homes constructed post 2003.

### Adverse Impacts

The development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected. Additional stormwater runoff caused by new impervious surfaces will be mitigated by the installation of a detention pond to be located in the southwest corner of the property.

### Public Services

The proposed project will tie into the existing water, sanitary sewer, storm sewer and street infrastructure.

### Unified Development Ordinance

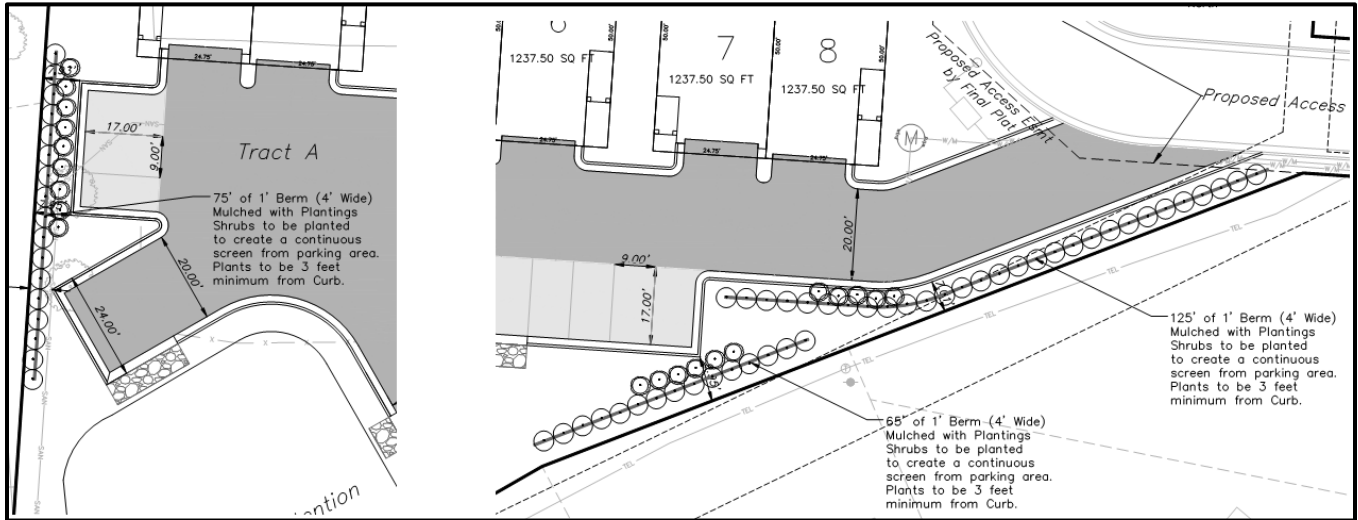
The existing RP-3 Planned Residential Mixed Use District provides opportunities for a moderate-density mix of single-family and duplex residential development at a maximum density of ten (10) units per gross acre. Should the requested modifications be granted, the proposed development will satisfy the requirements of the UDO.

### Modifications

**Parking lot setback.** Staff supports the requested modification.

- Required - The UDO requires parking lots to be set back a minimum 20' from any residential district or use.
- Proposed - The applicant proposes to reduce the required parking lot setback from 20' to 7.93' along the west property line adjacent to the parking stall, 4.97' along the west property line adjacent to the firetruck turnaround and 9.95' along the south property line.
- Recommended – Staff supports the requested modification. To mitigate the negative impacts the reductions may cause, the applicant proposes installing a 1' tall, 4' wide berm along these areas. The

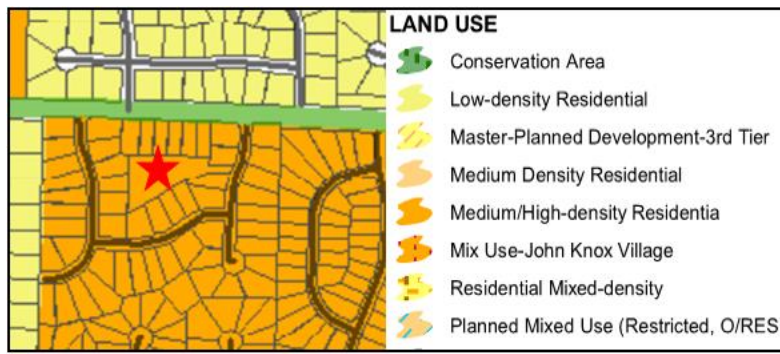
berms will be covered with mulch and planted with 8' evergreen trees (Skyrocket Junipers) and shrubs (Yews) to create a continuous screen.



**Comprehensive Plan**

The subject project site is located in an area identified as Medium/High-density Residential by the 2005 Comprehensive Plan land use map. The proposed project meets the established goals of the Comprehensive Plan by:

- Promoting housing developments that not only helps to meet the current housing demand but also demonstrates a conscious effort for long-term positive impact.
- Provides diverse housing types to meet the changing housing needs of the community.
- Effectively integrates multi-family residential development into the fabric of land uses so that the negative impacts are controlled and kept to a minimum.



**Recommendation**

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

## 7. Recommended Conditions of Approval

### Site Specific Conditions

1. A modification shall be granted to the required 20' parking lot setback from a residential use or zoning district, to allow for a 7.93' along the west property line adjacent to the parking stall; 4.97' along the west property line adjacent to the firetruck turnaround; and 9.95' along the south property line.
2. No parking shall be allowed in the fire apparatus access roads adjacent to the detention pond. The developer shall be required to install "No Parking" signs, per City standards/specifications prior to occupancy of the structures.

### Standard Conditions of Approval

3. 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.
4. 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).
5. 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 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
6. 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 / Engineering Plans.
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 the approval of the engineering plans or approval of the final plat. A certified copy shall be submitted to the City for verification.
8. Final determination of the water line geometry serving the site shall be made during the Final Development Plan phase of the project.
9. 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.
10. The fire access lane shall meet the requirements of IFC 503.2.3. All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.