



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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| File Number | PL2019-351 |
| File Name | Preliminary Development Plan – Woodside Ridge Pool |
| Applicant | Clayton Properties Group, Inc. |
| Property Address | 2030 NW O'Brien Rd |
| Planning Commission Date | December 12, 2019 |
| Heard by | 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: 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

| | |
|---------------|--|
| North: | RP-3 / Future Woodside Ridge residential subdivision |
| South: | RP-3 / Future Woodside Ridge residential subdivision |
| East: | RP-3 / Future Woodside Ridge residential subdivision |
| West: | 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 |
|------------------------|
|------------------------|

None

3. Project Proposal

Site Design

| Land Use | |
|----------------------|-------------|
| Impervious Coverage: | 43% |
| Pervious: | 57% |
| TOTAL | 100% |

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, 1st 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.