

City of Lee's Summit

Development Services Department

February 24, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RGM*
RE: **PUBLIC HEARING – Appl. #PL2017-005 – REZONING from CP-2 to R-1 – approximately 16 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy for the proposed Creekside at Raintree; Landrock Development, LLC, applicant**

Commentary

The applicant proposes to rezone 15.7 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy from CP-2 (Planned Community Commercial) to R-1 (Single-family Residential) for a proposed 31-lot single-family residential subdivision to be known as Creekside at Raintree. The proposed subdivision is compatible with adjacent subdivisions.

- 31 lots and 6 common area tracts on 15.7 acres
- 2.0 units per acre, including common area
- 2.7 units per acre, excluding common area

This application is related to Application #PL2017-006 for a preliminary plat, also on this agenda.

Recommendation

Staff recommends **APPROVAL** of the rezoning.

Project Information

Proposed Use: single-family residential subdivision

Land Area: 15.7 acres, including common area; 11.4 acres, excluding common area

Lots: 31 lots and 6 common area tracts

Location: southeast corner of SW Raintree Dr and SW Raintree Pkwy

Current Zoning: CP-2 (Planned Community Commercial District)

Proposed Zoning: R-1 (Single-family Residential District)

Surrounding zoning and use:

North (across SW Raintree Dr): R-1 (Single-family Residential District) – single-family residential

South: CP-2 (Planned Community Commercial District) – undeveloped large acreage tracts

East: CP-2 – church; single-family residences outside of city limits

West: R-1 – single-family residential; Raintree Lake

Background

- April 6, 1976 – The subject property was annexed into the city. The property was zoned C-2 in Cass County prior to annexation, which became C-1 (General Business District) upon annexation.
- November 1, 2001 – The property's zoning was reclassified from C-1 to its current CP-2 zoning upon the Unified Development Ordinance (UDO) going into effect.
- June 22, 2004 – The Planning Commission denied a request for rezoning (Application #2003-191) from CP-2 to RP-3 (Planned Residential Mixed Use) and preliminary development plan (Application #2003-190) for a 152 unit apartment complex known as Windward Glen.
- March 14, 2006 – The Planning Commission approved a rezoning (Application #2005-343) and preliminary development plan (Application #2005-344) for the 61-acre Raintree Lake PMIX Development. The proposed development was composed of 130 dwelling units made up of single-family homes, duplexes, 4-unit residences and 6-unit residences. The development also included a mini-warehouse facility located immediately north of the Raintree Lake dam spillway.
- March 14, 2006 – The Planning Commission approved a preliminary plat (Application #2005-412) for *Sunrise Point at Raintree*.
- April 6, 2006 – The City Council continued the rezoning and preliminary development plan for Raintree Lake PMIX Development at the applicant's request. The applicant withdrew the application from consideration on September 7, 2006.

Analysis of Rezoning

Comprehensive Plan. The subject area is identified as low-density residential in the 2005 Lee's Summit Comprehensive Plan. The areas to the north, south, east and west are shown as low-density residential. A portion of the area to the east is outside the city limits.

Surrounding Uses. The areas to the north and west are zoned R-1 and are developed with single-family residential subdivisions. The area to the south is zoned CP-2 and is undeveloped. The area to the east that is located within the city limits is zoned CP-2 and is developed with a church. The area to the east that is located outside the city limits is developed with single-family homes on large acreage tracts.

Recommendation. Staff recommends approval of the rezoning from CP-2 to R-1. The rezoning is consistent with existing development in the area as well as the recommended land use for the area as shown in the 2005 Lee's Summit Comprehensive Plan.

Code and Ordinance Requirements to be met Following Approval

The items in the box below are specific to this subdivision and must be satisfactorily addressed in order to bring this application into compliance with the Codes and Ordinances of the City.

Planning

1. Upon approval of the proposed rezoning by City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.

RGM/hsj

Attachments:

1. Rezoning Exhibit, date stamped February 7, 2017
2. Single-family Residential Compatibility, date stamped January 6, 2017 – 3 pages
3. Location Map