

City of Lee's Summit

Development Services Department

December 8, 2017

TO: Planning Commission
PREPARED BY: Jennifer Thompson, Planner
CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services
RE: **Remanded PUBLIC HEARING – Appl. #PL2017-144 – PRELIMINARY DEVELOPMENT PLAN – Kessler Ridge at New Longview, 2nd Plat, Lots 56-87, Tracts E-G; Inspired Homes, LLC, applicant**

A preliminary development plan application was filed with the City on June 30, 2017, proposing the second phase of Kessler Ridge at New Longview single-family residential subdivision. The application was considered by and subsequently recommended for approval by the Planning Commission on September 12, 2017. The application was remanded back to the Planning Commission by the City Council on October 5, 2017, at the applicant's request in order to redesign a portion of the project in response to staff comments.

The portion of the plan encompassing Lots 78-87 has been redesigned in order to accommodate the standard right-of-way street width of 50 feet for SW Merriam Court, rather than 30 feet as previously shown on the preliminary development plan. Other changes to Lots 78-87 include, but are not limited to, increased minimum setbacks for rear and front yards, house orientation (facing SW Merriam Ct), decreased square footage for common area, and the addition of sidewalk along SW Merriam Ct.

Commentary

The applicant proposes the second phase of *Kessler Ridge at New Longview*, a single-family residential development composed of 32 lots and 3 common area tracts on 11.55 acres zoned PMIX (Planned Mixed Use). A preliminary development plan was previously approved for the Kessler Ridge at New Longview development; however the approved plan did not include a portion of property located within the southwest corner of this site. This proposed plan includes the additional acreage and provides for 10 additional lots.

The north and east portions of the site are comprised of 22 lots and are a continuation of the lot sizes and standards established within *Kessler Ridge at New Longview, 1st Plat*. The southwest corner of the site offers approximately 10 lots that have significantly reduced lot widths more comparable to the "Traditional Neighborhood Design" product.

The proposed building setbacks and lot widths are similar to the standards for other single-family residential areas of New Longview. Architectural options include a variety of 1 and 2-story homes, varied design styles and building material options, supplemented with a rich traditional color palette.

- 32 lots and 3 common area tracts on 11.55 acres
- 2.77 units/acre, including common area; 2.99 units/acre, excluding common area

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. Development shall be in accordance with the preliminary development plan date stamped November 1, 2017.

2. Development standards, including density, lot area, and setbacks, shall be as shown on the preliminary development plan date stamped November 1, 2017.
3. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped November 1, 2017.
4. For Lots 56-77 the front setbacks shall be a minimum of 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 15' from a side street. Rear setbacks shall be a minimum of 25'.
5. For Lots 78-87 the front setback shall be 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 12' feet from a side street. Rear setbacks shall be a minimum of 25'.
6. Porches, cantilevers, roofs, roof overhangs and any and all building appurtenances may encroach a maximum of 8' into the front building setback.
7. The developer shall be responsible for construction of a white rail fence along SW Longview Road significantly similar to other areas along SW Longview Road throughout the exterior of the development.

Zoning and Land Use Information

Location: NE corner of Longview Blvd and Longview Rd.

Current Zoning: PMIX (Planned Mixed-Use District)

Surrounding zoning and use:

North: PMIX (Planned Mixed-Use District)—*Kessler Ridge at New Longview* (single family residential subdivision)

South (across SW Longview Road): PMIX (Planned Mixed Use District)—Pergola Park and Madison Park (single family residential subdivisions), and subdivision pool; RP-1 (Planned Single-Family Residential District)—Longview Farm Villas (single family residential subdivision)

East: PMIX – (Planned Mixed Use District)—*Kessler Ridge at New Longview* (single family residential subdivision)

West (across SW Longview Road): PMIX—Longview Farm dairy barns and Residences at New Longview (apartment development)

Site Characteristics. The subject 11.55 acres is a mostly undeveloped area. Three vacant historic homes that served the original Longview Farm are located on a portion of the property.

Description and Character of Surrounding Area. The subject property is located at the northeast corner of SW Longview Blvd and SW Longview Rd. The areas to the east and south are developed as single-family residential. The area south of SW Longview Rd is developed in the style of Traditional Neighborhood Design. The area to the east is developed in the style of conventional single-family residential. The area to the west is site to the historic barns that served the original Longview Farm.

Project Information

Current Use: undeveloped property with three vacant historic homes

Proposed Use: single-family residential

Land Area: 11.55 acres

Number of Lots: 32 lots and 3 common area tracts

Density: 2.77 units/acre, including common area; 2.99 units/acre excluding common area

Public Notification

Neighborhood meeting conducted: n/a

Newspaper notification published: November 25, 2017

Radius notices mailed to properties within 185 feet: November 21, 2017

Process

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 application.

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. In this case, there is no proposed development plan, but rather a plan that reflects the property's existing undeveloped condition.

Unified Development Ordinance

Applicable Section(s)	Description
4.300, 4.310, 4.320	Preliminary Development Plan
5.010	Zoning Districts

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.3 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3

Background

- October 3, 2002 – The City Council approved the rezoning (Appl. #2002-031) from AG, RP-1, RP-2, RP-3 and CP-2 to PMIX and the Conceptual Plan (Appl. #2002-032) for New Longview by Ordinance No. 5407.
- October 3, 2002 – The City Council approved the New Longview Preliminary Development Plan for the Arterial Traffic Network (Appl. #2002-081) by Ordinance No. 5408.

- September 25, 2014 – The City Council approved a partial waiver of the TIF Contract between the City of Lee’s Summit and M-III Longview, LLC, authorizing the development of an additional 55 single-family housing units in the New Longview Farm area by Ordinance No. 7522. The waiver covers Phase 1 of the subject proposed development.
- March 5, 2015 – The City Council approved a preliminary development plan (Appl. #PL2014-158) for Kessler Ridge at New Longview, located at the northeast corner of SW Longview Blvd. and SW Longview Rd, by Ordinance No. 7598.
- November 17, 2016 – The City Council approved the final plat (Appl. #PL2015-051) for *Kessler Ridge, 1st Plat, Lots 1-55 & Tracts A-D*, by Ordinance No. 8016.
- September 12, 2017 – The Planning Commission recommended approval of preliminary development plan (Appl. #PL2017-144) for Kessler Ridge at New Longview 2nd Plat, Lots 56-87 & Tracts E-G.
- October 5, 2017 – The City Council remanded preliminary development plan (Appl. #PL2017-144) for Kessler Ridge at New Longview 2nd Plat, Lots 56-87 & Tracts E-G, back to Planning Commission, at the applicant’s request in order to redesign a portion of the project in response to staff comments.

Analysis of the Preliminary Development Plan

Redesign. The application was remanded back to the Planning Commission by the City Council on October 5, 2017, at the applicant’s request in order to redesign a portion of the project in response to staff comments.

The portion of the plan encompassing Lots 78-87 has been redesigned in order to accommodate the standard right-of-way street width of 50 feet for SW Merriam Court, rather than 30 feet as previously shown on the preliminary development plan. Increasing the right-of-way width has necessitated revisions to a few of the design standards for Lots 78-87. See below for a list of comparisons between the previous plan and the current plan.

	Previous plan for Lots 78-87	Current plan for Lots 78-87
Number of Lots	10	10
Right-of-way width (SW Merriam Ct)	30 feet	50 feet
Sidewalks (SW Merriam Ct)	No sidewalks	5-foot sidewalks on both sides of street
House Orientation	Fronted <u>away from</u> SW Merriam Ct.	Fronted <u>along</u> SW Merriam Ct.
Garages	Detached garages	Attached garages
Setbacks	20’ min.—front yard 5’—side yard 3’—rear yard 12’—side yard (street side)	20’ min.; 25’ max—front yard 5’—side yard 25’—rear yard 12’—side yard (street side)
Common Area	43,795 total sq. ft.	32,983 total sq. ft.

Kessler Ridge at New Longview. The proposal is for the second phase of *Kessler Ridge at New Longview*, a single-family residential development composed of 32 lots and 3 common area tracts on 11.55 acres zoned PMIX (Planned Mixed Use). A preliminary development plan was previously approved for the Kessler Ridge at New Longview development; however the approved plan did not include a portion of property located within the southwest corner of this site. This proposed plan includes the additional acreage and provides for 10 additional lots with significantly reduced lot widths.

The proposed plan will accommodate new residents that can make use of existing and proposed public infrastructure while benefiting from existing services such as schools, parks, and other amenities within the New Longview community. The development also provides continued connections within the existing *Kessler Ridge at New Longview* subdivision to the north and east, along with additional access points to SW Longview Road and SW Longview Blvd.

Staff finds the proposed 32-lot single family development to be compatible with adjacent land uses and appropriate for the site. The subject property is bordered by Kessler Ridge subdivision to the north and east, existing single-family subdivisions to the south and vacant ground/Longview Dairy Barns to the west.

Development Standards. The existing PMIX zoning district allows for greater flexibility in development standards (e.g. lot coverage, setbacks, lot sizes, etc.) in order to facilitate adaptation of development to the unique characteristics of a site. The PMIX district also allows for more flexible placement, arrangement and orientation of residential structures. The applicant has proposed standards differing from the typical single family residential zoning district (R-1), but which are consistent with the standards for existing single-family areas of New Longview. The standards will be approved as part of the preliminary development plan. The development standards accommodate development of smaller lots. The proposed design standards include:

- Front, rear, and side yard setbacks that are below the minimum requirements for the R-1 zoning district.
- Architectural home styles, building materials, and colors which are compatible and comparable with the existing New Longview “Traditional Neighborhood Design” residential areas.
- Home characteristics that include front porches and/or stoops and a variety of styles such as: 1 and 2-story Craftsman, French Country, Prairie, and Mediterranean building types.
- Development that incorporates sidewalks on both sides of all streets to encourage the walkability of the neighborhood.

Development standards, including density, lot area, and setbacks shall be as shown on the plan. The table below compares the proposed development standards for Kessler Ridge at New Longview, 2nd Plat with the R-1 District standards as outlined in the Unified Development Ordinance.

	Proposed Kessler Ridge at New Longview, 2nd Plat in PMIX Lots 56-77	Proposed Kessler Ridge at New Longview, 2nd Plat in PMIX Lots 78-87	R-1 District Standards
Density	2.77 total units/acre 32 total units on 11.55 acres		4 units/acre maximum
Lot Size	9,727 sq. ft. (minimum)	6,119 sq. ft. (minimum)	8,400 sq. ft. minimum
Lot Width	69'—minimum	50' (minimum)	70'—minimum
Building Setbacks	20' min.; 25' max.— front yard 5'—side yard 25'—rear yard 15'—side yard (street side)	20' min.; 25' max.—front yard 5'—side yard 25'—rear yard 12'—side yard (street side)	Minimum standards 30'—front yard 7.5'—side yard 30'—rear yard

The proposed subdivision provides a combination of lot styles. Lots fronting on SW Merriam Ct. are similar to the “Traditional Neighborhood Design” (TND) as originally envisioned for this phase of the New Longview Conceptual Plan and a continuation of the *Kessler Ridge at New Longview* subdivision. The Merriam Ct. lots are front loaded, but are narrower and will have setbacks similar to the alley loaded house already constructed. The proposed plan provides an appropriate transition from the standard R-1 subdivision to the east (Bridlewood) and the TND neighborhoods to the south (New Longview). Staff finds the proposed development standards to be appropriate given the nature of New Longview being modeled as a traditional neighborhood development. Among the characteristics of traditional neighborhood developments that are reflected in the proposed development standards are higher densities (than typically seen in R-1 subdivisions) and reduced building setbacks. Higher densities allow for a more efficient use of land and infrastructure by encouraging development that is more compact than conventional neighborhood development. Reduced building setbacks provide a defined street wall that encourages walk-ability by creating a more inviting pedestrian zone.

Existing Historic Structure (Saddle Horse Manager’s Office). The development plan proposes to remove and salvage the historic Saddle Horse Manager’s office. The removal of the structure was approved as part of the New Longview TIF plan and was also previously proposed and discussed in the Kessler Ridge at New Longview preliminary development plan.

Code and Ordinance Requirements

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

Engineering

1. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
2. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
3. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance).
4. 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 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
5. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a certificate of substantial completion and the issuance of any building permits for the development.
6. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of infrastructure permit or prior to the approval of the final plat/engineering plans.
7. 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.

Fire

8. 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 2012 International Fire Code.
9. Homes located on Lots 78-87 shall face SW Merriam Court.

Planning

10. A final plat shall be approved and recorded (with the necessary copies returned to Development Services Department) prior to any building permits being issued.
11. No final plat shall be recorded by the developer until the Director of Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.520 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.510 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.

12. Sidewalks shall be located on both sides of SW Merriam Court.

Attachments:

1. Transportation Impact Analysis prepared by City Traffic Engineer, dated November 30, 2017—2 pages
2. Preliminary Development Plan (7 pages), consisting of:
 - Cover sheet, date stamped November 1, 2017
 - Existing Conditions, date stamped November 1, 2017
 - Site Plan, date stamped November 1, 2017
 - Grading Plan and Utilities Plan, date stamped November 1, 2017
 - Site Plan-building footprints, date stamped November 1, 2017
 - Building elevations-Lots 56-77, date stamped November 1, 2017—7 pages
3. Single Family Residential Compatibility Form completed by the applicant—3 pages
4. Location Map