



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

---

## Development Services Staff Report

<b>File Number</b>	PL2021-456 – COMPREHENSIVE PLAN AMENDMENT
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	5601 NE Anderson Dr
<b>Planning Commission Date</b>	March 10, 2022
<b>Heard by</b>	Planning Commission
<b>Analyst</b>	Hector Soto, Jr., AICP, Planning Manager
<b>Checked By</b>	Kent Monter, PE, Development Engineering Manager

---

### Public Notification

Pre-application held: May 21, 2021

Neighborhood meeting conducted: January 20, 2022

Newspaper notification published on: January 8, 2022

Radius notices mailed to properties within 300 feet on: January 7, 2022

Site posted notice on: January 7, 2022

---

### Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Unified Development Ordinance (UDO)	3
4. Comprehensive Plan	3
5. Analysis	5
6. Recommended Conditions of Approval	7

### Attachments

Comprehensive Plan Amendment Exhibit, dated November 17, 2021 – 1 page

Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC
Applicant's Representative	Matt Schlicht, P.E.
Property Owner	Birchwood Baptist Church
Location of Property	5601 NE Anderson Dr
Size of Property	±23.73 Acres (1,033,784.75 sq. ft.)
Existing Zoning	AG (Agricultural)
Proposed Zoning	RP-3 (Planned Residential Mixed Use)
Comprehensive Plan Designation (existing)	Residential 1 (Lower Intensity)
Comprehensive Plan Designation (proposed)	Residential 2 (Medium Intensity)
Procedure	Consideration of a Comprehensive Plan, an amendment to the Comprehensive Plan, or a Capital Improvement Plan, shall require a public hearing before the Commission, following publication notice as provided in Article 2, of the Unified Development Ordinance. The Comprehensive Plan of the City and all amendments to the Comprehensive Plan, and the Capital Improvement Plan, shall be approved by Resolution of the Commission.

Current Land Use
The subject property is a single, undeveloped parcel approximately 24 acres in size.

Description of Applicant's Request
The applicant proposes to amend the 2021 Ignite Comprehensive Plan land use designation from Residential 1 to Residential 2 to allow for the construction of a proposed residential development consisting of 66 single-family homes and 10 duplexes (20 dwelling units) totaling 86 dwelling units on 23.73 acres.

## 2. Land Use

Description and Character of Surrounding Area
The subject site is bordered by I-470 to the east. The surrounding development to the immediate north, south and west is single-family residential in nature. Also in the general area, approximately 750' north of the subject site, is the 30-acre Condominiums of Oaks Ridge Meadows subdivision composed of 34 four-plexes totaling 136 dwelling units.

### Adjacent Land Uses and Zoning

<b>North:</b>	R-1 (Single-family Residential) – single-family residential;
---------------	--

	RP-3 (Planned Residential Mixed Use) – four-plexes
<b>South (across NE Anderson Rd):</b>	RP-1 (Planned Single-family Residential) – single-family residential
<b>East:</b>	I-470
<b>West (across NE Anderson Dr):</b>	R-1 – single-family residential

<b>Site Characteristics</b>
The subject site is bordered by residential to the north, I-470 to the east and NE Anderson Dr to both the west and south. The site is a heavily-treed property with significant topographical features across its entirety. While the property slopes in various directions, the general slope pattern goes from the high point at the south end of the property to the low point at the north end of the property. There is an existing pond toward the south end of the property.

<b>Special Considerations</b>
N/A

### 3. Unified Development Ordinance (UDO)

<b>Section</b>	<b>Description</b>
2.220	Comprehensive Plan, Comprehensive Plan Amendment and Capital Improvement

#### Unified Development Ordinance (UDO)

The associated proposed single-family and duplex development requires a rezoning from AG to RP-3 in order to comply with zoning district development standards. If the associated development is approved, the subject comprehensive plan amendment changing the land use designation from Residential 1 to Residential 2 brings the property’s land use designation into alignment with the zoning.

### 4. Comprehensive Plan

<b>Focus Areas</b>	<b>Goals, Objectives &amp; Policies</b>
Strong Neighborhoods & Housing Choice	<p>Goal 3.2.A: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Increase the mix of affordable housing.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1; 20% Residential Category 2; and 15% Residential Category 3.</p>

Land Use & Community Design	Goal: Promote sustainable land use to meet the needs of the future. Objective: Plan for purposeful growth, revitalization and redevelopment.
-----------------------------	---

**Comprehensive Plan**

The 2021 Ignite Comprehensive Plan land use map identifies the subject site as Residential 1. The Residential 1 land use category is intended for single-family residential development that ranges from very low-density rural residential with limited farming activities to medium- and large-lot single-family subdivisions. Single-family residential housing under this category captures development with lots ranging from 8,500 sq. ft. and greater. As a point of reference, the minimum lot size for a standard R-1-zoned single-family residential subdivision is 8,400 sq. ft.

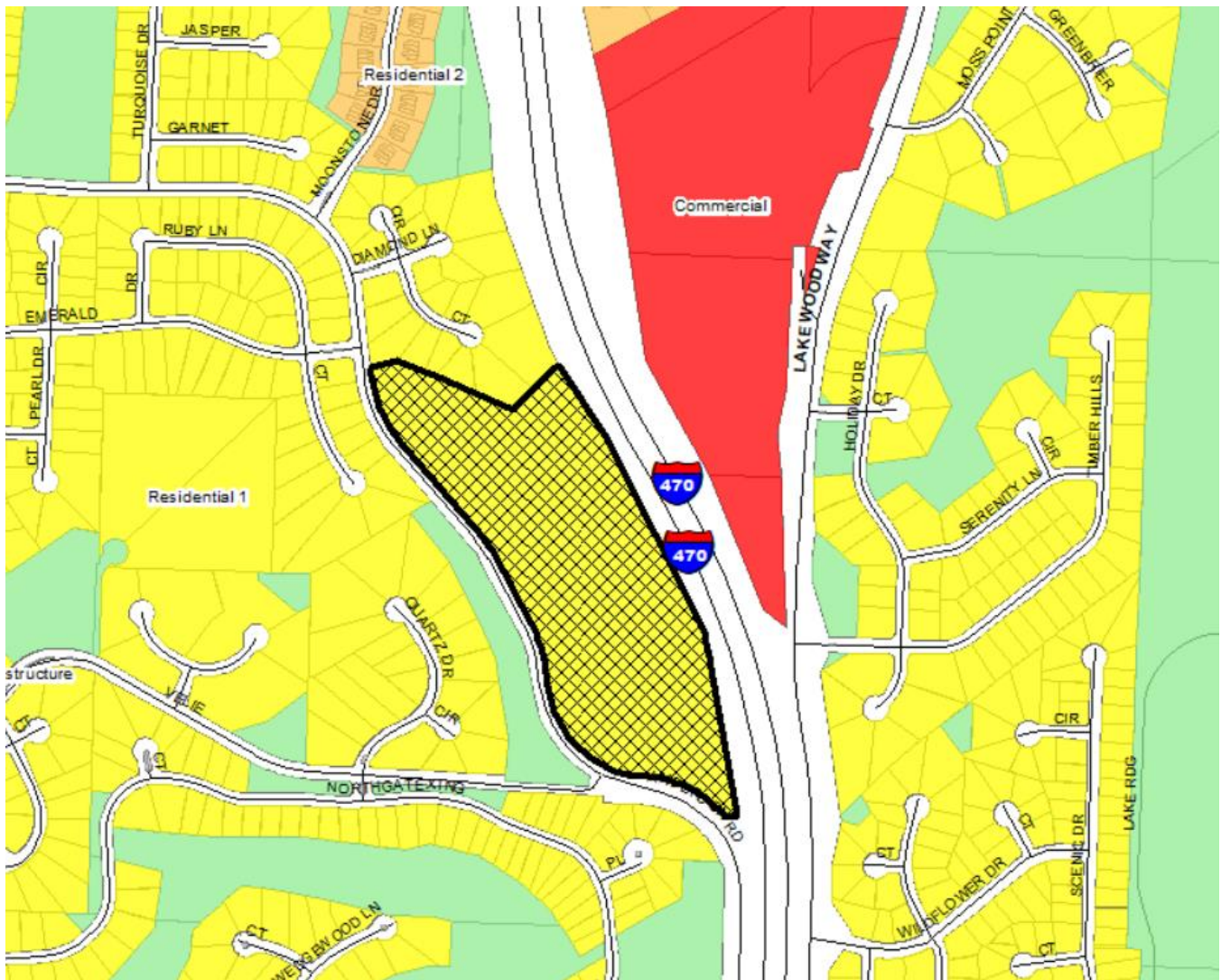
The proposed Residential 2 land use category is intended for small-lot single-family detached development up through medium-density multi-family residential housing consisting of four-plexes. Small lot single-family detached housing under this category captures development with lots ranging from 4,000 sq. ft. to 8,499 sq. ft. Duplex lots range from 8,000 sq. ft. and higher.

The applicant proposes a mixed-residential development consisting of 66 small-lot, detached single-family residences and 10 duplexes totaling 86 dwelling units. The proposed small-lot single-family lots range in size between 5,482 sq. ft. and 10,849 sq. ft. The proposed duplex lots range in size between 9,975 sq. ft. and 15,596 sq. ft.

The subject property’s existing Residential 1 land use category does not accommodate the proposed small-lot nature of the single-family residential lots, nor does it support the proposed mix of detached single-family residential and duplexes. To accommodate these two characteristics of the proposed residential development, the applicant requests the Planning Commission approve an amendment to the Ignite Comprehensive Plan land use map to identify the subject site as Residential 2.

The Location/Compatibility Characteristics section of the Future Land Use Category descriptions recommends that Residential 2 serve as a buffer between low-intensity residential and other land uses. It is a common land use practice to place higher intensity land uses, such as higher density residential, along major roadways to serve as a transition to lower intensity land uses. In this case, the proposed Residential 2 category on the subject property serves as a transition between I-470 and the existing low-intensity single-family development to the west across NE Anderson Dr.

The Ignite Comprehensive Plan further establishes the goal of creating and maintaining a variety of housing options, styles and price ranges. A policy recommendation of the adopted plan recommends allowing developments that increase density and the availability of housing options. The proposed development is in harmony with this goal.



## 5. Analysis

### Background and History

- September 25, 1995 – The Planning Commission approved the preliminary plat (Appl. #1995-151) for *Birchwood, Lot 1*.
- November 7, 1995 – The City Council approved the final plat (Appl. #1995-152) of *Birchwood* by Ordinance No. 4195.
- June 28, 1996 – The Jackson County Recorder of Deeds office recorded the minor plat (Appl. #1995-153) of *Replat of Birchwood, Lot 1* by Instrument #1996-I-0040545.

- March 31, 2006 – A preliminary development plan application (Appl. #2006-070) for the 42,128 sq. ft. Birchwood Baptist Church was submitted to the City. The applicant subsequently placed the application on hold on June 13, 2006. The application has since become null and void.
- May 20, 2021 – The Planning Commission adopted the 2021 Lee’s Summit Ignite Comprehensive Plan (Appl. #PL2021-001) by Resolution No. 2021-01. The subject property was assigned a Residential 1 land use category designation as part of the plan.

### **Compatibility**

The proposed Anderson Pointe development associated with the subject comprehensive plan amendment is primarily single-family residential in nature, with a limited number of duplexes. The character of the surrounding development is also primarily single-family residential in nature. While the proposed mix of residential uses necessitates a change from Residential 1 to Residential 2, the underlying character of the proposed and existing developments remain compatible.

The proposed Residential 2 land use category does not introduce a novel land use category to the area. Approximately 750’ to the north of the subject property is the Condominiums of Oaks Ridge Meadows four-plex development, which carries a Residential 2 land use category designation. This existing development shares some traits with the proposed Anderson Pointe development. Both developments are bordered by I-470 to the east and are bordered by existing single-family development to the south and west. Where the developments differ is that the existing condominium development is exclusively developed with four-plexes. To staff’s knowledge, the existing Residential 2 designation and four-plex nature of the development have not negatively impacted the abutting single-family areas in the approximately 25 years of their existence.

### **Adverse Impacts**

The proposed comprehensive plan amendment will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The proposed Residential 2 land use category is an appropriate land use designation adjacent to existing Residential 1 development to the immediate north, south and west. The Residential 2 land use category allows for a mix of single-family and multi-family residential, duplexes in this case, that serve as a transitional buffer between existing single-family residential to the west and I-470 to the east.

### **Public Services**

The proposed comprehensive plan amendment will not impede the normal and orderly development and improvement of the surrounding property. The surrounding property to the north, south and west is fully developed. The subject property is a large-acreage remnant parcel with no interconnectivity to existing development to the north due to topographical conditions, and has no interconnectivity to existing development to the west due to topographical conditions and the presence of a collector street separating the properties.

Comprehensive water, storm water, sanitary sewer and street networks serving surrounding development exist in the area and provide the necessary access to extend required public infrastructure improvements for the development of the subject property.

### **Recommendation**

For the reasoning stated above, staff finds the proposed Residential 2 land use category designation to be substantially consistent with the adopted plan and furthers the specified goals and objectives of the Ignite Comprehensive Plan.

## **6. Recommended Conditions of Approval**

### **Standard Conditions of Approval**

1. Approval of the subject Comprehensive Plan Amendment shall be contingent upon City Council approval of Application #PL2021-450 - REZONING from AG to RP-3 and PRELIMINARY DEVELOPMENT PLAN – Anderson Pointe, 5601 NE Anderson Rd.