



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

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## Development Services Staff Report

<b>File Number</b>	PL2020-335
<b>File Name</b>	REZONING from R-1 to RP-1 and PRELIMINARY DEVELOPMENT PLAN – Highland Meadows 5 <sup>th</sup> and 6 <sup>th</sup> Plat
<b>Applicant</b>	Clayton Properties Group, Inc.
<b>Property Address</b>	1201 SW Longview Blvd
<b>Planning Commission Date Heard by</b>	January 7, 2021 Planning Commission and City Council
<b>Analyst</b>	Victoria Nelson, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: October 13, 2020  
Neighborhood meeting conducted via zoom: December 12, 2020  
Newspaper notification published on: December 19, 2020  
Radius notices mailed to properties within 300 feet on: December 16, 2020  
Site posted notice on: December 18, 2020

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### Attachments

Overall Site Plan, dated December 14, 2020  
Elevation Plan, submitted December, 30 2020-5 pages

Landscape Plan, dated December 9, 2020

Stormwater Drainage Study dated December 14, 2020 – 10 pages

Traffic Impact Analyses, dated December 18, 2020 - 2 pages

Public Meeting Minutes, December 12, 2020

Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Summit Homes
<b>Applicant's Representative</b>	Vincent Walker/Developer
<b>Location of Property</b>	1201 SW Longview Blvd
<b>Size of Property</b>	±29.16 Acres
<b>Existing Zoning</b>	R-1 (Single-family Residential)
<b>Proposed Zoning</b>	RP-1 (Planned Single-family Residential)
<b>Number of Lots</b>	5 <sup>th</sup> Plat-26 Lots 6 <sup>th</sup> Plat-51 Lots Total-77 Lots
<b>Density</b>	2.6 units/acre proposed 4 units/acre or 6 units per acre max
<b>Comprehensive Plan Designation</b>	Low-density Residential
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and 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.  There is no expiration to an approval for rezoning.

Current Land Use
The property is a vacant piece of land zoned Single-family Residential (R-1).

Description of Applicant's Request
The applicant seeks a rezoning and preliminary development plan approval for Highland Meadows 5 <sup>th</sup> and 6 <sup>th</sup> Plat. The plan proposes to rezone the current R-1 (Single-family Residential) property to RP-1 (Planned Single-family Residential) to allow for 77 lots that will have reduced setback requirements than a typical R-1 lot would have.

## 2. Land Use

### Description and Character of Surrounding Area



The property is generally located south of Longview Rd. and west of Pryor Rd. It is located east of New Longview. The surrounding area is developed with single-family residential subdivisions. The nearby Villas at the Meadows of Winterset, Winterset Garden and Longview Farm Villas subdivisions have a similar RP-1 component to accommodate smaller homes similar to what is proposed with the subject application.

### Adjacent Land Uses and Zoning

<b>North:</b>	Single-family Residential/R-1
<b>South:</b>	Single-family Residential/R-1
<b>East:</b>	Single-family Residential/R-1
<b>West:</b>	Single-family Residential/R-1

### Site Characteristics

There is not a lot of change in the topography for this vacant parcel. There is a downward slope from north to south.

### 3. Project Proposal

#### Setbacks (Perimeter)

Yard	Building Required (RP-1 zoning)	Building Proposed
Front	20' (Building) 25' (Garage)	25'
Side	5'	5'
Rear	20'	20'

#### Structure(s) Design

<b>Number and Proposed Use of Buildings</b>
77
<b>Building Height</b>
40' max per UDO standards
<b>Number of Stories</b>
3 stories max per UDO standards

### 4. Unified Development Ordinance (UDO)

Section	Description
4.100	RP-1 (Planned Single-family Residential)
6.030.	Minimum lot size
6.040.	Minimum principal building setbacks
6.050.	Maximum structure heights
2.240,2.250,2.260	Rezoning
2.260,2.300,2.310,2.320	Preliminary Development Plan
8.500	Parking
8.700	Landscaping

#### Unified Development Ordinance

The proposed use follows Sec. 4.100 of the UDO for the RP-1 zoning district, “which was established to provide single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off.” Additional green space is provided in the form of common area lining both sides of the SW Longview Blvd extension. The rezoning to RP-1 and its corresponding reduced setbacks will allow for the developer to continue to build their standard home footprints, whereas if they were to keep the zoning R-1, the size of home they are proposing would not meet the setbacks and therefore it would have to be reduced in size.

## 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 Objective 3.4
Community for All Ages	Housing Component Goal

### Comprehensive Plan

The use is consistent with the recommended land use designation of low-density residential in the Comprehensive Plan; is compatible with the existing and planned surrounding land uses; and meets the Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market. It also supports the Community for All Ages Plan Housing Component Goal of encouraging small lot development for smaller homes to add a more diversified housing stock for our residents.

## 6. Analysis

### Background and History

The proposed rezoning and preliminary development plan is for the future construction of Highland Meadow 5<sup>th</sup> and 6<sup>th</sup> plat. The subject property is a vacant 29.16 acres that is surrounded by single-family homes. The change in zoning will allow for reduced setbacks and more green space.

- December 15, 1998 – City Council approved a rezoning from AG to R-1 (Appl. #1998-038) by Ordinance #4723.
- February 27, 2007 – Planning Commission approved the preliminary plat for *Highland Meadows*, Lots 1-214 and Tracts A-H (Appl. #2006-253).
- August 9, 2007 – City Council approved the final plat for *Highland Meadows 1st Plat, Lots 1-50 and Tracts A and B* (Appl. #2007-105). The plat was recorded at the Jackson County Recorder of Deeds by Document #2007E0125590.
- February 7, 2013 – City Council approved the final plat for *Highland Meadows 2nd Plat, Lots 51-78, 88-89, and Tracts C & D* (Appl. #2012-055) by Ordinance #7290. The ordinance and plat was recorded at the Jackson County Recorder of Deeds by Document #2013E0022582.
- June 19, 2014 – City Council approved the final plat for *Highland Meadows 3rd Plat, Lots 79-87, 90-92, and Tract E* (Appl. #2013-084) by Ordinance #7473. The ordinance and plat was recorded at the Jackson County Recorder of Deeds by Document #2014E0053987.

- November 9, 2017 – City Council approved the final plat for *Highland Meadows 4th Plat, Lots 93-133, 90-92, and Tract F* (Appl. #2015-149) by Ordinance #8278. The ordinance and plat was recorded at the Jackson County Recorder of Deeds by Document #2017E0104887.

**Analysis of Rezoning**

The proposal to rezone approximately 29.16 acres from R-1 to RP-1. The RP-1 will have a rear setback of 20’ where as an R-1 has a 30’ setback. This development will fill in the gap that is between Highland Meadows 4th Plat and Glen at the Meadows of Winterset with a single-family development that will be meeting the demands of the current housing market.

**Compatibility**

The proposed subdivision is consistent with the surrounding homes including the Villas at the Meadows of Winterset the northeast, Winterset Garden to the northwest, and Longview Farm Villas to the west. The material and design of the homes will be comprised of stone, stucco, shake shingle, and siding. The images below are just a few examples of what types of housing will be built, to see all seventeen (17) designs, please see attachment.





### **Adverse Impacts**

The proposed single-family development will not detrimentally impact the surrounding area. The structures are designed and located to be compatible with neighboring properties and should enhance the neighborhood.

### **Public Services**

The proposed development will tie into and extend the existing water, sanitary sewer, storm sewer and street infrastructure. A majority of the stormwater runoff for this area will drain into the proposed detention basin near the southeast corner of the development. A portion of the development on the west side will drain to an existing detention basin located in the southwest corner of the subdivision.

The proposed development will not likely generate more than 100 peak hour trips, which is considered a minimum condition of the Access Management Code for Traffic Impact Studies.

### **Recommendation**

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

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. Development shall be in accordance with the preliminary development plan dated December 14, 2020.
2. The architectural style and building materials for the single-family homes shall be consistent with the building elevations that were submitted December, 30 2020.
3. Financial security shall be provided to the City for the construction of Longview Boulevard from 10<sup>th</sup> Street to the south property line of Highland Meadows, in lieu of construction if developer elects to defer such construction, prior to the release of residential building permits associated with either 5<sup>th</sup> Plat or 6<sup>th</sup> Plat. However, no more than one plat, whether it is 5<sup>th</sup> Plat or 6<sup>th</sup> Plat, shall be recorded and associated residential building permits issued unless the aforementioned Longview Boulevard road improvements are substantially completed.

## **Standard Conditions of Approval**

4. A 5' sidewalk shall be provided along the east side of Longview Blvd. from 10<sup>th</sup> Street to the south property line of Highland Meadows.
5. 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.
6. 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.
7. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of a site development permit or the start of construction (excluding land disturbance permit).
8. 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.
9. 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 prior to the issuance of any building permits for the development.
10. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of infrastructure site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
11. 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 issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
12. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."



13. 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.
14. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
15. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
16. A final plat shall be approved and recorded prior to any building permits being issued.