



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

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## Development Services Staff Report

<b>File Number</b>	PL2020-278
<b>File Name</b>	FINAL PLAT – Woodland Glen, Block 1, Lots 1 and 2 and Tract N
<b>Applicant</b>	ABP Funding, LLC
<b>Property Address</b>	1514 SW Heartwood Dr
<b>Planning Commission Date Heard by</b>	January 7, 2021 Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Planning Manager
<b>Checked By</b>	Kent D. Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: N/A  
Neighborhood meeting conducted: N/A  
Newspaper notification published on: N/A  
Radius notices mailed to properties within 300 feet on: N/A  
Site posted notice on: N/A

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### Attachments

Final Plat, dated December 1, 2020  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	ABP Funding, LLC / Property Owner
Applicant's Representative	John Duggan
Location of Property	1514 SW Heartwood Dr
Size of Property	±1.29 total acres
Number of Lots	2 lots and 1 common area tract
Density	1.6 units/acre
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Medium/High-density Residential
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
The site is vacant platted parcel that has never been developed.

Description of Applicant's Request
The applicant seeks approval for <i>Woodland Glen, Block 1, Lots 1 and 2 and Tract N</i> . The proposed final plat is a replat of a single parcel into two (2) single-family lots and one (1) common area tract. The subject application is related to the original preliminary development plan for the Woodland Glen subdivision approved in 2001. It is not related to the most recent preliminary development plan approved for Phase 2 in 2020.

## 2. Land Use

Description and Character of Surrounding Area

Woodland Glen is a mixed-use residential subdivision whose existing Phase 1 development is composed of single-family residential estates and single-family residential villas. The future Phase 2 will be composed of single-family residential estate lots and twin villas in the undeveloped area closest to SW Ward Rd. The subject property is located at the intersection of SW Heartwood Dr and SW Winthrop Dr, which is a transition area between Phases 1 and 2.

**Adjacent Land Uses and Zoning**

<b>North:</b>	Future Woodland Glen twin-villas / PMIX
<b>South:</b>	Future Woodland Glen single-family residential / PMIX
<b>East:</b>	Woodland Glen single-family residential and subdivision pool / PMIX
<b>West:</b>	Future Woodland Glen twin-villas / PMIX

**Site Characteristics**

The site is located along the western entrance of the Woodland Glen subdivision property. The subject undeveloped property generally slopes from southeast to northwest toward an existing stormwater detention basin.

**Special Considerations**

There are no special or unique site conditions to consider.

**Setbacks**

<b>Yard</b>	<b>Setbacks</b>
Front	25' garage/20' living area
Side	10'
Rear	20'

**3. Unified Development Ordinance (UDO)**

<b>Section</b>	<b>Description</b>
4.240	PMIX (Planned Mixed Use District)
7.140, 7.150	Final Plats

The final plat is for 2 lots and 1 common area tract on 1.29 acres at the intersection of SW Heartwood Dr and SW Winthrop Dr. The final plat is generally consistent with the approved preliminary development plan/preliminary plat for Woodland Glen, Phase 1.

**4. Comprehensive Plan**

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

**Comprehensive Plan**

The Woodland Glen subdivision as a whole is consistent with the Medium/High-density Residential land use recommended by the Comprehensive Plan for the area. The subdivision is a mix of single-family estate lots, single-family villa lots and twin villa (duplex) lots that provide a range of housing options at varying densities within the same subdivision.



**5. Analysis**

**Background and History**

The proposed final plat subdivides a platted 1.29-acre parcel into 2 lots and 1 common area tract for the purposes of creating two new single-family residential lots within the boundaries of the first phase of the Woodland Glen subdivision. The common area tract will be dedicated to the homeowners association. The proposed plat is substantially consistent with the approved preliminary development plan.

- April 11, 2000 – The Planning Commission approved a preliminary plat (Appl. #2000-003) for *Woodland Glen, Lots 1-143*.
- May 18, 2000 – The City Council approved a rezoning (Appl. #2000-001) from R-1 (Single-family Residential) to PUD (now PMIX) and preliminary development plan (Appl. #2000-002) for Woodland Glen by Ordinance No. 4966.

- September 21, 2000 – The City Council approved the final plat (Appl. #2000-142) for *Woodland Glen, 1<sup>st</sup> Addition, Lots 1 thru 33, Blocks 1 thru 6 and Tracts A thru J* by Ordinance No. 5032. The subject property was originally platted as part of this final plat.
- November 1, 2001 – The Unified Development Ordinance (UDO) went into effect. Zoning district names were retitled as part of the UDO adoption. The PUD zoning district was changed to the PMIX zoning district.
- July 23, 2020 – The City Council approved the rezoning from PI and PMIX to PMIX and preliminary development plan (Appl. #PL2018-101) for the western 24 acres of the Woodland Glen property (Phase 2) by Ordinance No. 8687. The preliminary development plan also served as the preliminary plat.

### **Subdivision-Related Public Improvements**

The public infrastructure needed to serve the subject property is already in place.

### **Compatibility**

The subject site of future single-family homes is located at the intersection of SW Heartwood Dr and SW Winthrop Dr. The area is a transition point between single-family estate lots to the southeast; villa lots to the northeast; future single-family lots to the south; and future twin villas to the west. To the immediate north is an existing common area tract that houses an existing detention basin. The future homes' architectural styles, inclusive of exterior materials, will be consistent with existing single-family homes in the development.

### **Adverse Impacts**

The proposed development will not detrimentally impact the development of the surrounding area. This plat is a continuation of the Phase 1 development of the Woodland Glen subdivision.

The proposed development will not create excessive storm water runoff. Stormwater management for the subject property is handled via existing stormwater system improvements, inclusive of the abutting detention basin to the north.

### **Public Services**

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements necessary to serve the proposed plat are already in place and require no further construction beyond the standard service line connections.

Access to the proposed lots is limited to SW Heartwood Dr. No direct access is allowed onto SW Winthrop Dr. The existing street network has sufficient capacity to accommodate the future homes on this site.

### **Recommendation**

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

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

### **Standard Conditions of Approval**

1. Any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.
2. The dedication of any common area requires that a declaration of covenants and restrictions be recorded with the County that includes the information listed under UDO Section 4.290. A copy of the CC&Rs shall be submitted to the City for review and confirmation that the required language is contained within said document. The plat shall not be released for recording until such time as the CC&Rs are reviewed by City staff for the required common area content.
3. A final plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.