

Orchard Woods

Rezoning from AG to RDR and R-1

PL2022-185

September 6, 2022

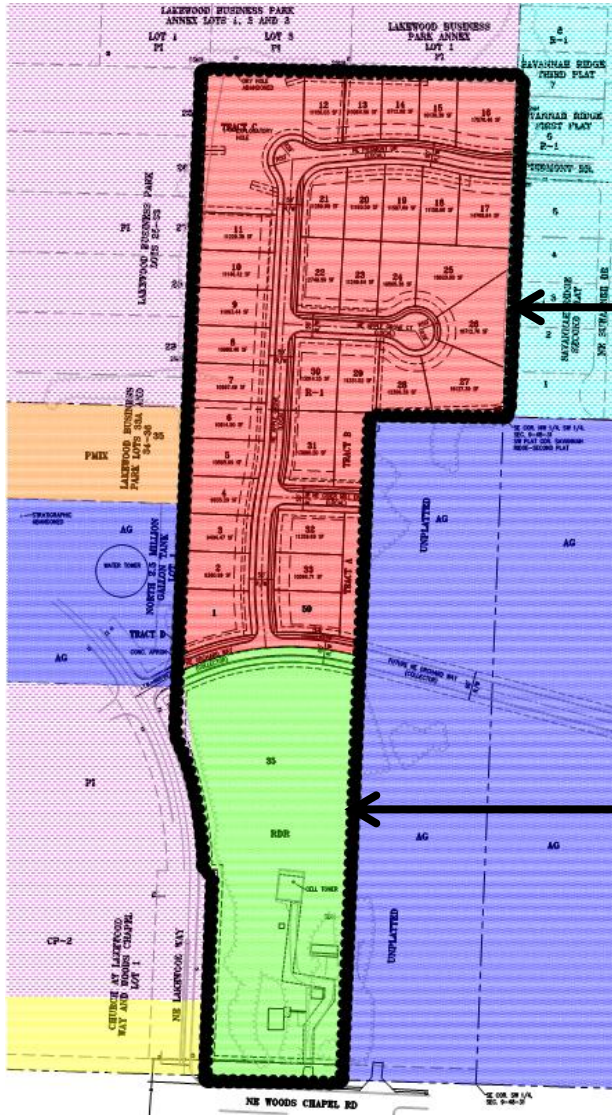


LEE'S SUMMIT
MISSOURI

Yours Truly







Total acreage – 19 acres

Existing zoning – AG

Acres – 13.8

Proposed zoning – R-1

Proposed lots – 34

Density – 2.5 units/acre (4 units/acre max. allowed)

Acres – 5.2

Proposed zoning – RDR

Proposed lots – 1

Density – 0.2 units/acre (1 unit/acre max. allowed)



- Blue square: Civic
- Red square: Commercial
- Purple square: Industrial
- Grey square: Infrastructure
- Pink square: Mixed Use
- Dark red square: Office
- Light green square: Parks/Open Space
- Yellow square: Residential 1
- Orange square: Residential 2
- Brown square: Residential 3

- The proposed residential zoning is consistent with existing R-1 zoning for the connecting Savannah Ridge subdivision to the northeast.
- The proposed residential zoning is compatible with existing large lot single-family and single-family residential subdivision development to the east and northeast.
- The proposed residential zoning is consistent with the recommended Residential 1 land use category for the area under the Ignite Comprehensive Plan.
- The proposed residential zoning and associated proposed plat for a residential subdivision connects to and extends the area's public infrastructure, the result of which facilitates future development of adjacent large lot properties.
- The proposed residential zoning is not expected to negatively impact the aesthetics or future development of surrounding properties. The adjacent area to the east is a mix of large acreage and traditional single-family residential development.
- Connection to the existing water main at the NE Piedmont St stub in Savannah Ridge will require upsizing from a 6" main to an 8" main, which will require a development agreement and/or an upsizing agreement between the City and developer.

- Abutting property owners (the Mendenhalls) in the Savannah Ridge subdivision inquired if improvements for the proposed subdivision might provide relief for existing storm water issues on their property.
- Abutting property owners (the Killians) at 1220 NE Woods Chapel Rd stated that they would like a privacy fence to be installed between the proposed subdivision and their property.
- An abutting property owner (Mr. Goldschmidt) stated that he would like as much of the existing tree line between the proposed development and his property in the Savannah Ridge subdivision to be retained as possible.