



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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| File Number | PL2022-441 |
| File Name | PRELIMINARY DEVELOPMENT PLAN – Lakewood Pool Parking Expansion |
| Applicant | Lakewood Property Owners Association |
| Property Address | 4140 NE Dick Howser Dr. |
| Planning Commission Date | August 10, 2023 |
| Heard by | Planning Commission and City Council |
| Analyst | C. Shannon McGuire, Senior Planner |
| Checked By | Sue Pyles, PE, Development Engineering Manager Dawn Bell, Planning Manager Aimee Nassif, AICP, Deputy Director of Development Services |

Public Notification

Pre-application held: September 13, 2022
Neighborhood meeting conducted: February 8, 2023
Newspaper notification published on: July 22, 2023
Radius notices mailed to properties within 300 feet on: July 19, 2023
Site posted notice on: July 14, 2023

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Attachments

Preliminary Development Plan, dated September 7, 2022 – 8 pages
Storm Water Drainage Memo by HG Consult, Inc, dated May 23, 2023 – 16 pages

Location Map

1. Project Data and Facts

| Project Data | |
|---------------------------------------|--|
| Applicant/Status | Lakewood Property Owners Association /Developer |
| Applicant's Representative | Mark Reid |
| Location of Property | 4140 NE Dick Howser Dr. |
| Size of Property | ±7.01 Acres (305,523 sq. ft.) |
| Number of Lots | 1 |
| Zoning | R-1 (Single-Family Residential District) |
| Comprehensive Plan Designation | Parks/Open Space |
| Procedure | <p>The Planning Commission makes a recommendation to the City Council on the preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance.</p> <p>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.</p> |

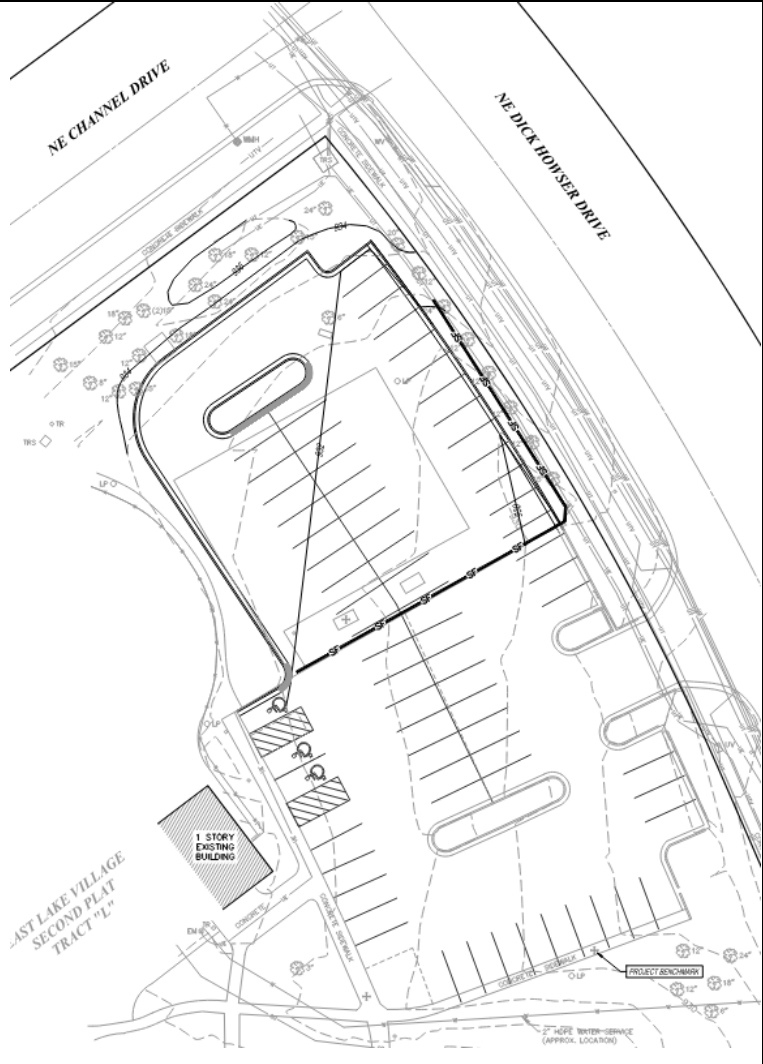
| Current Land Use | |
|--|--|
| <p>The subject site is the current location of Lakewood Property Owners Association recreational amenities. Facilities located on the site include a pool, tennis courts, a basketball court and a playground.</p> |  |

Description of Applicant’s Request

This preliminary development plan (PDP) application is for a proposed expansion of the existing parking lot. With the reconstruction of the new pool in 2017, demand for parking stalls has exceeded the existing 12 parking stalls.

The applicant is proposing to expand the parking lot with an additional 31 new parking stalls. Should the application be approved the total parking stall provided would be 43.

The applicant is also requesting a modification to the required parking lot set back in order to match the existing parking lot.



2. Land Use

Description and Character of Surrounding Area

The subject site is surrounded by the Lakewood residential subdivision neighborhood. The surrounding properties are a mix of R-1, RP-1 & RP-4 zoned single family and fourplex homes.

Adjacent Land Uses and Zoning

| | |
|---------------|---|
| North: | R-1 (Single Family Residential District) |
| South: | R-1 (Single Family Residential District) RP-1 (Planned Single-Family Residential District) |
| East: | R-1 (Single Family Residential District) |
| West: | RP-4 (Planned Apartment Residential District) |

| Site Characteristics |
|---|
| The site of the proposed parking lot expansion generally slopes from west to east. The site as a whole portrays the characteristics of a typical neighborhoods common area. Facilities located on the site include an existing parking lot, a pool, tennis courts, a basketball court and a playground. |

| Special Considerations |
|------------------------|
| None |

3. Project Proposal

Parking

| Proposed | | Required | |
|--------------------------------|----|--------------------------------|----|
| Total parking spaces proposed: | 43 | Total parking spaces required: | 12 |
| Accessible spaces proposed: | 2 | Accessible spaces required: | 1 |
| Parking Reduction requested? | No | Off-site Parking requested? | No |

Setbacks - Parking

| Yard | Parking Required | Parking Proposed |
|----------------------------|------------------|------------------|
| Front (NE Dick Howser Dr.) | 20' | 10'* |
| Front (NE Channel Dr.) | 20' | 27' 9" |
| Side | 6' | N/A |
| Rear | 20' | N/A |

*Requires a modification

4. Unified Development Ordinance (UDO)

| Section | Description |
|-------------------------|-------------------------------|
| 2.040,2.260,2.300,2.320 | Preliminary Development Plans |
| 4.090 | Zoning Districts (R-1) |
| 8.620 | Parking Lot Design |
| 2.320 | Modifications |

Unified Development Ordinance

The facilities, existing parking lot and proposed parking lot expansion are all uses permitted by right under the existing R-1 zoning district. The proposed use is consistent and compatible with the abutting developments.

5. Comprehensive Plan

| Focus Areas | Goals, Objectives & Policies |
|-----------------|--|
| Quality of Life | Goal: Create a community that celebrates, welcomes and supports cultural, parks and recreational amenities. Objective: Maintain the number of park acres per capita as the community grows. |

Comprehensive Plan

The 2021 Ignite! Comprehensive Plan land use map identifies the subject site’s future recommended land use as Park/Open Space. The existing use of the subject property for a park and HOA pool is consistent with the land use designation recommended by the Comprehensive Plan. A parking lot is an accessory use allowed by right and is commonly associated with the current park/open space use.

One objective established in the Comprehensive Plan is to promote sustainable land use to meet the needs of the future. The subject application meets this goal by utilizing a permeable paver system in an effort to balance the need for growth with the protection of the environment. This is all done while enhancing community assets.

6. Analysis

Background and History

- June 17, 1986 – The City Council approved a rezoning (Appl. #1986-020) from R-3A to R-1 on the 42.38-acre property to the east of Channel Dr. at Bayview Dr., for East Lake Village, Ord. #2813.
- July 19, 1986 – The Planning Commission recommend approval of the Preliminary Plat (Appl. #1986-144) for East Lake Village 2nd Plat, Lot 75-147.
- August 5, 1986 – The City Council accepted the Final Plat (Appl. #1986-145) for East Lake Village 2nd Plat, Lot 75-147 by Ord. #2840.
- July 13, 2017 - Staff administratively approved a Final Development Plat (Appl. # PL2017-101) for the construction of the Lakewood Property Owner’s Association East Lake Pool.

Compatibility

The proposed parking lot is compatible with the existing use of the property as it is an expansion of the current parking lot. The additional parking stalls will accommodate additional residents patronizing the facilities.

Adverse Impacts

The proposed development is not expected to detrimentally impact the surrounding area as the proposed use and development standards are substantially similar to the existing use.

Stormwater impacts will be mitigated through on-site detention. The detention system will utilize a pervious paver system with underground detention. This site meets all lighting, access, and parking requirements of the Unified Development Ordinance.

Public and Private Infrastructure Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The subject site and the surrounding area are fully developed.

Stormwater from the proposed development will be managed by an on-site detention system and will be designed to collect the stormwater runoff and direct it to an underground detention system located under the proposed new parking lot.

Modification Requests

The applicant has requested a modification to UDO Sec. 8.620 - Parking lot design.

- **Required** - The UDO requires parking lots to be set back a minimum 20' from any public right-of-way.
- **Proposed** - The applicant proposes to reduce the required parking lot setback from 20' to 10' along the east property line adjacent to NE Dick Howser Dr.
- **Recommended** – Staff supports the requested modification. The proposed parking lot is a continuation of the existing parking lot currently on the property. To mitigate the negative impacts the reduction may cause, the applicant proposes installing screening in the form of a berm with bushes and trees along the back of the parking spaces.

Recommendation

With the conditions of approval below, the application meets the goals of the 2021 Ignite! Comprehensive Plan, applicable requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to reduce the required parking lot setback from 20' to 10' along the east property line adjacent to NE Dick Howser Dr.
2. Development shall be in accordance with the preliminary development plan dated September 7, 2022.

Standard Conditions of Approval

3. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
5. The parking lot materials and construction shall support the weight of a fire apparatus (75,000-pounds) and be installed per manufacturer's instructions.