



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-127
File Name	PRELIMINARY DEVELOPMENT PLAN – 102 NW Orchard St.
Applicant	Steven Froehlich
Property Address	102 NW Orchard St.
Planning Commission Date	September 25, 2025
Heard by	Planning Commission and City Council
Analyst	Ian Trefren, Planner

Public Notification

Pre-application held: March 20, 2024
Neighborhood meeting conducted: June 24, 2024
Newspaper notification published on: September 6, 2025
Radius notices mailed to properties within 300 feet on: September 3, 2025
Site posted notice on: September 4, 2025

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Attachments

Preliminary Development Plan, revision dated August 18, 2025 – 7 pages
Neighborhood Meeting Minutes, uploaded June 5, 2024
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Steven Froehlich, Applicant
Applicant's Representative	Steven Froehlich
Location of Property	102 NW Orchard Street
Size of Property	0.48 acres (20,799 sq. ft.)
Number of Lots	1 lot
Building Area	3,270 sq. ft.
Density	4.16 dwelling units/acre
Zoning	RP-2 (Planned Two-Family Residential District)
Comprehensive Plan Designation	Activity Center Downtown
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance. 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.

Current Land Use

The subject 0.48-acre project site is a vacant residential lot on the north side of NW Orchard Street, approximately at the midpoint of NW Olive Street and NW Central Street.

Description of Applicant's Request

The subject application is for preliminary development plan approval of a 3,270 sq. ft. two-family residential building on Lot 1 of Froehlich Addition subdivision. Due to the subject property being zoned "RP-2", which is a planned zoning district, new development requires the approval of a preliminary development plan application. The proposed project meets all standards set forth by the Unified Development Ordinance, and the applicant is requesting no modifications.

2. Land Use

Description and Character of Surrounding Area

The subject 0.47-acre site is located within a residential neighborhood characterized by a mix of two-family and single-family residential homes.

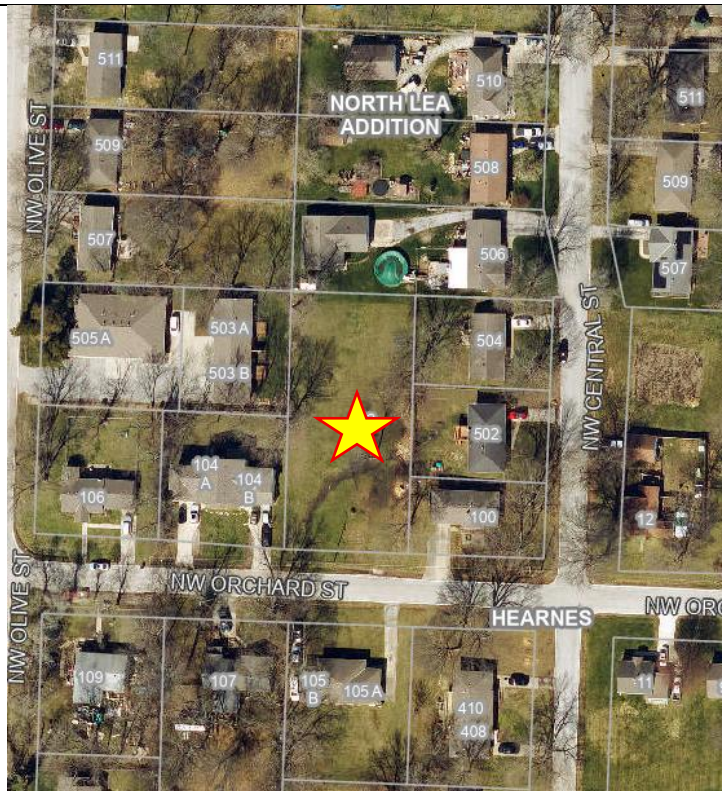


Figure 1 – Aerial View

Adjacent Land Uses and Zoning

North:	Single-family residential / RP-2
South:	Duplex & Single-family residential / RP-2
East:	Single-family residential / RP-2
West:	Duplex / RP-2

Site Characteristics

The project site has frontage and access along NW Orchard Street to the south. Topographically, the project site generally slopes from northeast to southwest and contains a drainage channel in the center of the property. These topological features resulted in the need for additional drainage features to be included in the project scope at the request of development engineering staff. The subject property is otherwise vacant.

Special Considerations

No special considerations.

3. Project Proposal**Site Design****Land Use**

Impervious Coverage:	23.6%
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Pervious:	76.4%
TOTAL	100%

Parking

Proposed		Required	
Total parking spaces proposed:	4 (2 garage)	Total parking spaces required:	4
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

Yard	Proposed	Required
Front	33.5' Garage	20' Building 25' Garage
Side	18.95' – West 22.04' – East	5'
Rear	111.7'	20'

Structure(s) Design

Number and Proposed Use of Buildings
1 – duplex
Building Height
19'
Number of Stories
1

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.110	Zoning Districts (RP-2 Planned Two-Family Residential District)

Unified Development Ordinance

The RP-2 Planned Two-Family Residential District is established to provide opportunities for a moderate-density mix of single-family and duplex residential development at a maximum density of seven and one-half units per gross acre. This district is designed for areas served by publicly-provided sanitary sewer. In this case, the proposed two-family residential structure is permitted by right under the RP-2 zoning district.

Neighborhood Meeting

The applicant hosted a neighborhood meeting from 6:00 PM to 8:05 PM at 224 SW Main Street on June 24, 2024. Zero (0) members of the public attended the meeting. City staff has not received any questions or comments from the public regarding the proposed development.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Fill the Missing Middle Gap. Objective: Increase business activity by designing mutually supportive neighborhoods.
Land Use & Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

Comprehensive Plan

The proposed duplex use is consistent with the Activity Center – Downtown land use designation under the Ignite! Comprehensive Plan for the project site.

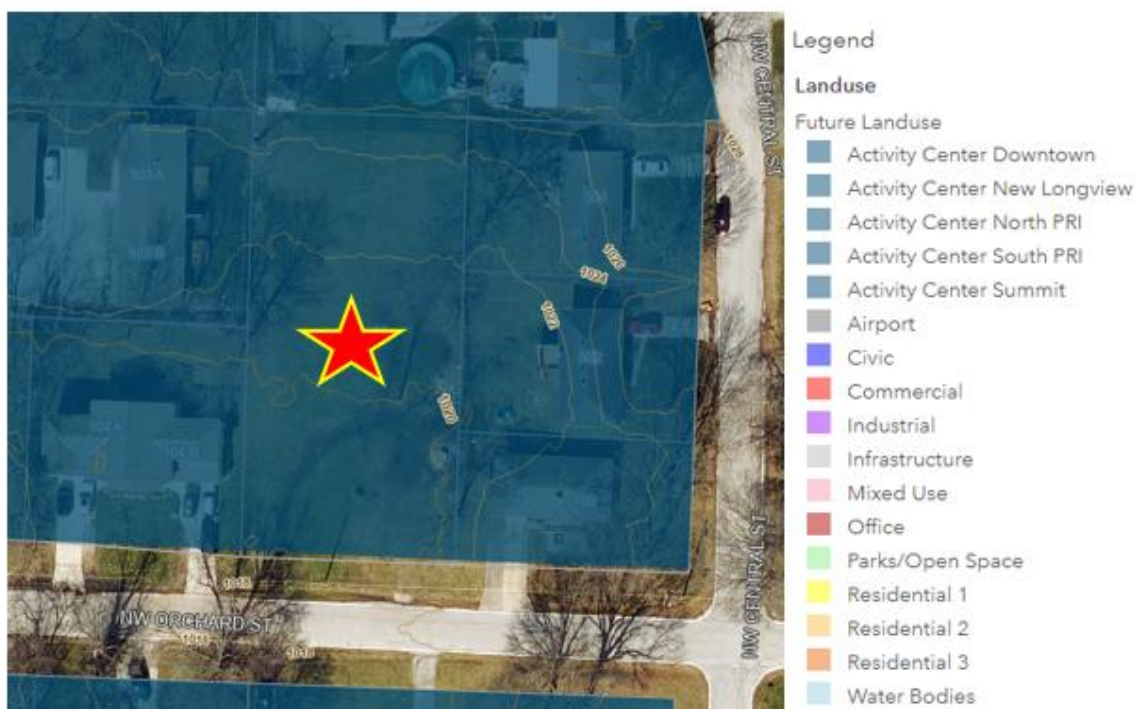


Figure 2 – Future Land Use Map

6. Analysis**Background and History**

- March 16, 1887 – The Hearne's Addition subdivision is recorded.
- July 22, 2025 – Froehlich Addition subdivision is recorded.

Compatibility

The proposed duplex is consistent and compatible with the surrounding and adjacent residential uses that include existing single and two-family residential dwelling units. From an aesthetic standpoint, the proposed home employs typical residential materials including LP Smart Lap siding, LP Smart Trim, and asphaltic shingles. Existing residential structures immediately adjacent to and in the vicinity of the subject property incorporate similar architectural materials, including lap siding and asphaltic shingles.

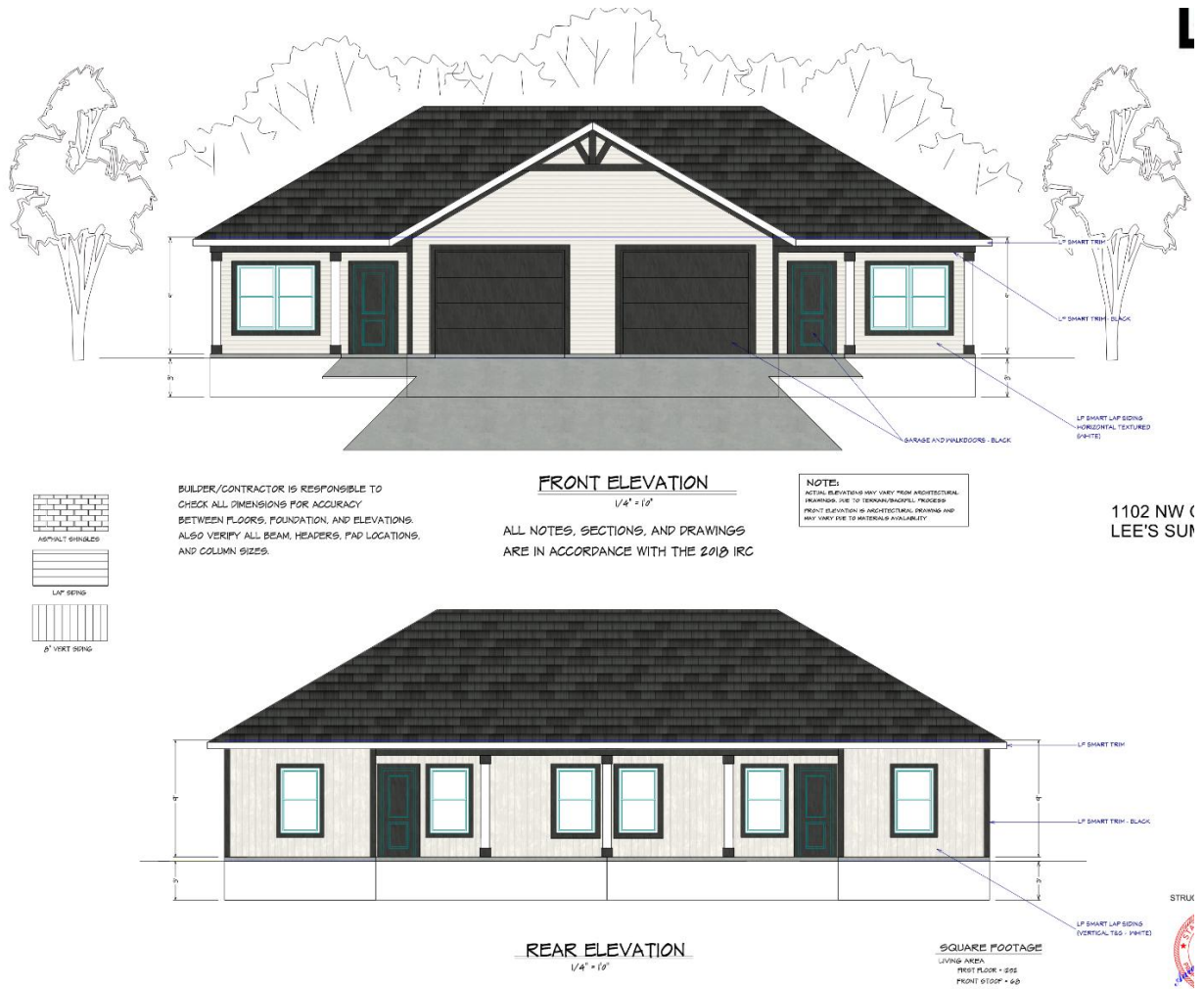


Figure 3 - Building elevations (Top – South; Bottom – North)

Adverse Impacts

The proposed duplex will not detrimentally impact the surrounding area. There are existing sanitary sewer and water lines adjacent to the site. The stormwater will be handled on an interim basis by a swale, which will be reviewed with the required plot plan submittal during the building permit review. Public Works has a future CIP project which will add two inlets to the site to control the drainage long-term. The proposed use is consistent with existing uses in the surrounding area.

Public and Private Infrastructure Services

The proposed duplex will not impede the normal and orderly development and improvement of the surrounding properties.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan revision dated August 18, 2025.

Standard Conditions of Approval

2. An engineered plot plan will be required as part of the building permit submittal.