



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

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## Development Services Staff Report

<b>File Number</b>	PL2021-135
<b>File Name</b>	FINAL PLAT – Pine Tree Farm Estates, Lots 1-5
<b>Applicant</b>	Keith Foster
<b>Property Address</b>	1050 NE Todd George Rd
<b>Planning Commission Date Heard by</b>	September 25, 2025 Planning Commission
<b>Analyst</b>	Hector Soto, Jr., AICP, Planning Manager

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### Public Notification

Pre-application held: April 15, 2015, and July 21, 2020  
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

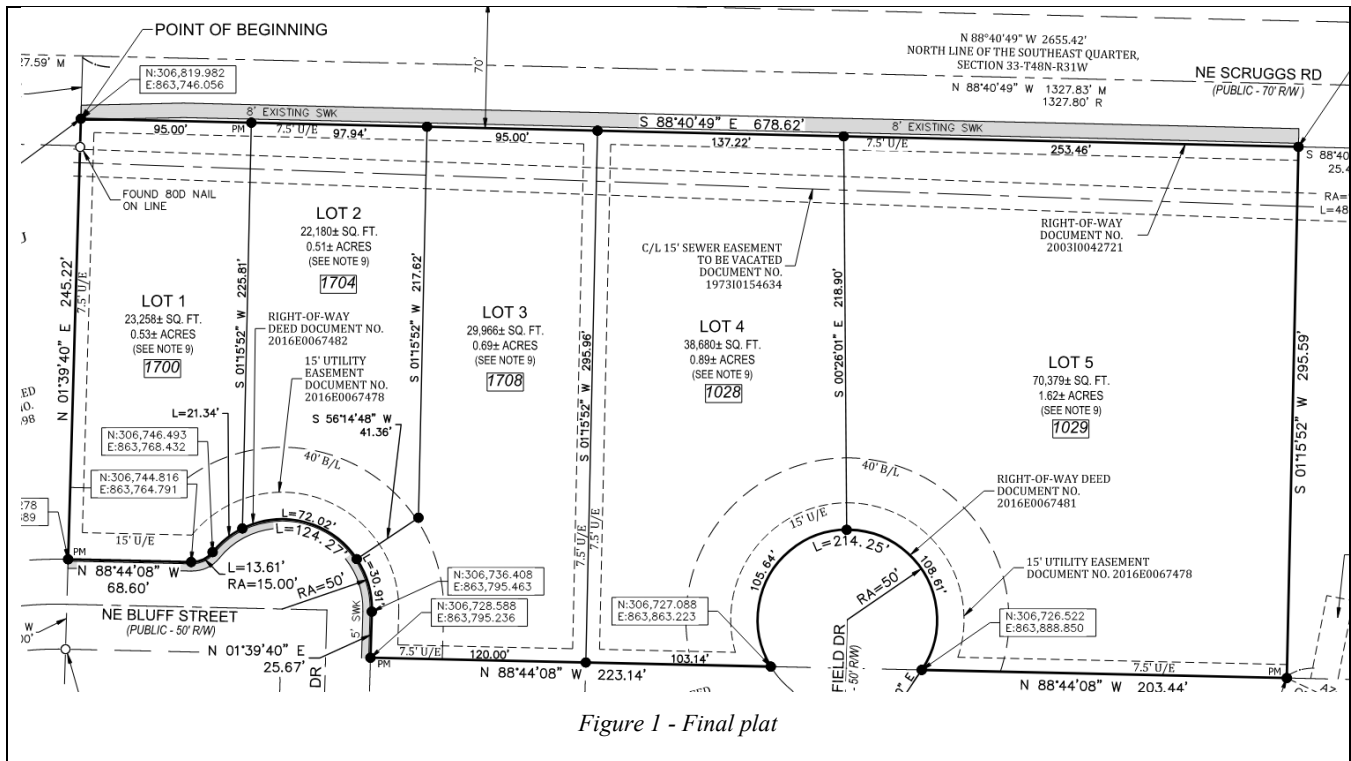
Final Plat, revision date August 19, 2025  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Keith Foster / Property Owner
Applicant's Representative	Keith Foster
Location of Property	1050 NE Todd George Rd
Size of Property	0.53 acres – Lot 1 0.51 acres – Lot 2 0.69 acres – Lot 3 0.89 acres – Lot 4 <u>1.62 acres – Lot 5</u> <b>± 4.24 total acres</b>
Number of Lots	5
Density	1.18 dwelling units/acre
Zoning	RLL (Residential Large Lot)
Comprehensive Plan Designation	Residential 1
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 parent property is a 7.8-acre vacant parcel located at the southwest corner of NE Scruggs Rd and NE Todd George Rd. The subject property is the former site of a tree farm.

Description of Applicant's Request
This application is for the final plat of <i>Pine Tree Farm Estates, Lots 1-5</i> . The proposed final plat consists of 5 lots on 4.24 acres. The proposed final plat is substantially consistent with the approved preliminary plat. The remaining 3.56 acres of the parent property will be platted as a future phase under separate application.



## 2. Land Use

### Description and Character of Surrounding Area

The subject property lies in a transition area between rural-like large lot single-family homes (to the north and east) and typical single-family residential subdivision development (to the south and west). The subject property abuts the Foxwoods East and North Park Village subdivisions on the west and south, respectively.

### Adjacent Land Uses and Zoning

<b>North (across NE Scruggs Rd):</b>	Large acreage single-family home / AG
<b>South:</b>	North Park Village single-family residential subdivision / R-1
<b>East:</b>	Future Pine Tree Farm Estates single-family residential / RLL
<b>West:</b>	Foxwoods East single-family residential subdivision / R-1

### Site Characteristics

The property generally slopes from west to east toward an existing pond. The site is bordered by NE Scruggs Rd to the north. The proposed lots are accessed via NE Bluff St and NE Brookfield Dr. No access is allowed onto NE Scruggs Rd from the subject property.

### Special Considerations

N/A

### 3. Unified Development Ordinance (UDO)

#### Unified Development Ordinance

Section	Description
4.080	RLL (Residential Large Lot)
7.140, 7.150	Final Plats

The proposed final plat is consistent with the requirements of the RLL zoning district, which has a minimum 0.5-acre lot size.

### 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods	Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.  Increase overall property values by neighborhood.
Land Use and Community Design	Plan for purposeful growth, revitalization and redevelopment.

The proposed RLL subdivision is consistent with the low-density residential land use recommended by the Comprehensive Plan for the area. The proposed subdivision meets the objectives of the Comprehensive Plan as it is establishing a well-defined land use for the property that is consistent with the surrounding character of the neighborhood. The proposed final plat does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan for providing quality, diverse housing types that meets current demand and provides a long-term positive impact.

### 5. Analysis

#### Background and History

- January 19, 2021 – The City Council approved a rezoning (Appl. #PL2020-240) from AG (Agricultural) to RLL (Residential Large Lot) for the proposed Pine Tree Farm Estates single-family residential subdivision by Ordinance No. 9068.
- May 6, 2021 – The Planning Commission approved the preliminary plat (Appl. #PL2020-241) for *Pine Tree Farm Estates, Lots 1-6*.

#### Compatibility

The proposed subdivision abuts two standard R-1-zoned single-family residential subdivisions to the west and south. Across NE Scruggs Rd to the north and NE Todd George Rd to the east are large-acreage single-family residences. The proposed plat is consistent and compatible with the surrounding established neighborhood.

**Adverse Impacts**

The proposed final plat will not detrimentally affect the surrounding area. The nature of the large lot residential subdivision allowed under RLL is an appropriate and compatible transition between the large-acreage residential development north and east of the site and the traditional single-family residential development west and south of the site.

**Public Services**

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. The subject property also has adequate street access. The subject property has access to public water, sanitary sewer and storm sewer in the area, but does require a short public water main extension along the NE Brookfield Dr bulb.

**Subdivision-Related Public Improvements**

In accordance with UDO Section 7.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

**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. All required engineering plans and studies 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.
2. 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.
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. A final plat shall be approved and recorded prior to issuance of any building permits.