



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-367
File Name	PRELIMINARY DEVELOPMENT PLAN – Wood Corner
Applicant	Dymon Wood
Applicants Representative	Billy Spellerberg/Builder
Property Address	617 SE 6 th St
Planning Commission Date	March 11, 2021
Heard by	Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: August 8, 2020

Neighborhood meeting conducted: n/a The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 has been suspended during the period of the Emergency Declaration which will end on March 31, 2021, unless earlier terminated or further extended by the Mayor. Pursuant to the Mayor's Emergency Order, Applicants are encouraged to use all available alternative methods of communication to inform neighbors of each pending application and solicit neighbors' input and feedback and provide answers to questions about proposed land development. n/a

Newspaper notification published on: February 20, 2021

Radius notices mailed to properties within 300 feet on: February 17, 2021

Site posted notice on: February 19, 2021

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	3
4. Unified Development Ordinance (UDO)	5
5. Comprehensive Plan	5
6. Analysis	5
7. Recommended Conditions of Approval	8

Attachments

Site Plan dated January 15, 2021 – 1 page

Elevations dated August 30, 2020 – 4 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant	Dymon Wood
Applicant's Representative	Billy Spellerberg/Builder
Location of Property	617 SE 6 th St
Size of Property	0.18 Acres (7,950 sq.ft.) – future Lot 13B
Zoning (Existing)	RP-2 (Planned Two-Family Residential District)
Density (Proposed)	5.5 units/acre (7.5 units/acre max in RP-2)
Comprehensive Plan Designation	Residential Infill Opportunities (Old Town Master Development Plan)
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.
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 property is currently vacant ground. Historically, a single family home existed on the property. The former home has been removed and a residential building permit has been issued for a single-family home on the west portion of the lot.

Description of Applicant's Request
The applicant is seeking a preliminary development plan approval for a single-family residential home located on the east half of the subject property. A preliminary development plan is required on this property due to the residential planned district zoning designation (RP-2). The proposed home will be oriented towards 6 th St. and will have driveway access from 6 th St. as well. The lot will be subdivided in the future to create two lots as another single-family home is proposed on the west portion of the lot. The home on the west portion of the lot doesn't require preliminary development plan approval as it is allowed by right since there was a home on the lot previously. The addition of a second home requires preliminary development plan approval.

The proposed architectural style is a single-story ranch style home with exterior building materials that include a combination of rock, lap siding, wood shake shingles, and wood siding along the sides and rear. The color palette will be limestone-chalk, light grey, and white trim.

2. Land Use

Description and Character of Surrounding Area

The proposed site is located at the southwest corner of SE 6th St and SE Independence Ave. The surrounding neighborhood is primarily comprised of single-family residential dwellings of a 1-story ranch style.

Adjacent Land Uses and Zoning

North (across 6th St.)	RP-2 (Planned Two-Family Residential District) – Single family homes
South:	RP-2 (Planned Two-Family Residential District) – Single family homes
East (across NE Independence Ave.):	RP-2 (Planned Two-Family Residential District) – Single family homes
West:	RP-2 (Planned Two-Family Residential District) – Single family homes

Site Characteristics

The subject property is currently vacant ground surrounded by 1-story, single-family homes.

Special Considerations

The development is considered an infill development located within the Old Lee’s Summit Neighborhood.

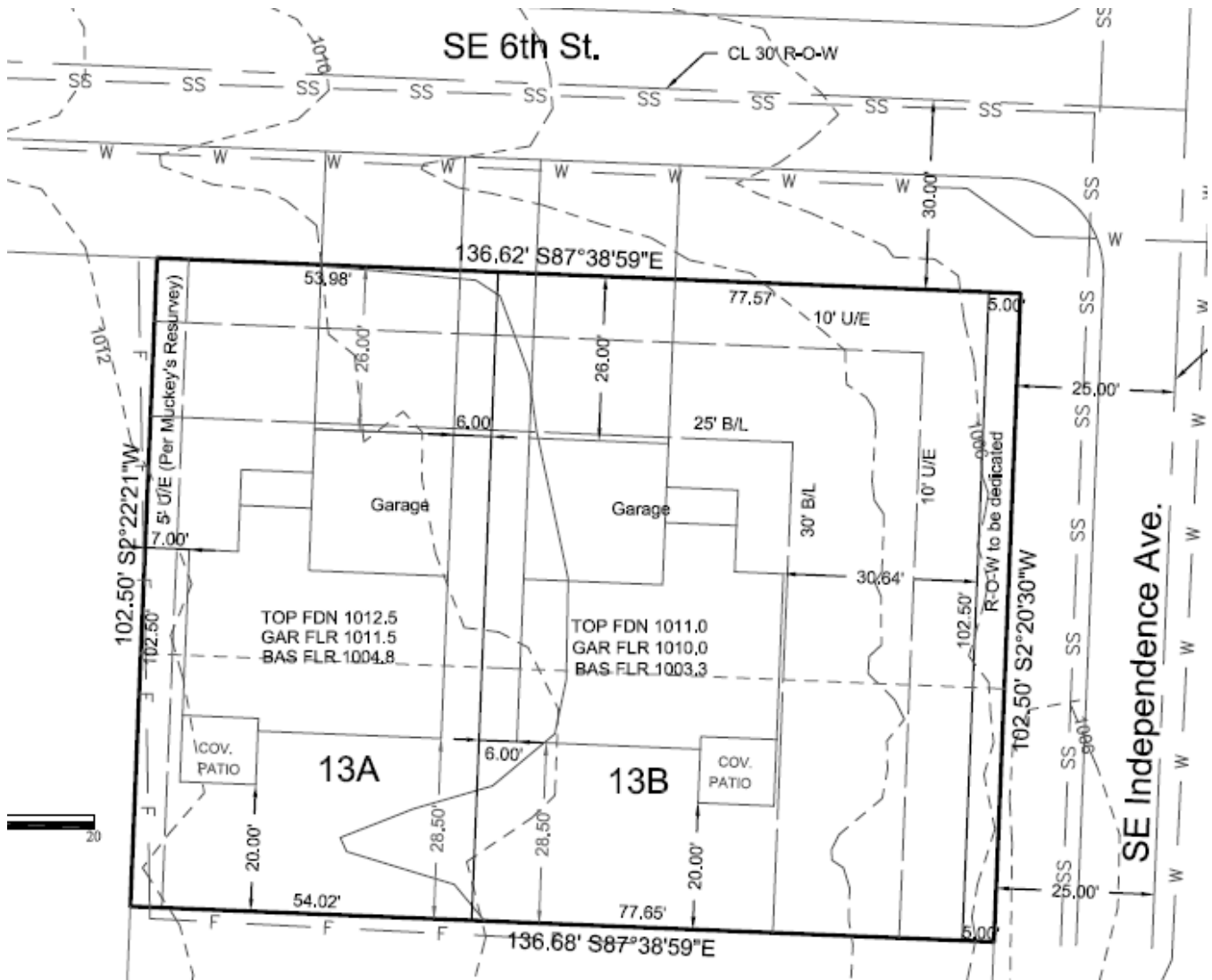
3. Project Proposal

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	20’	26’+
Side	5’	6’ and 30’+
Rear	20’	20’+

Lot Width

Lot Width	Required for Single family in RP-2	Proposed
At right-of-way	50’	77’+



Structure(s) Design

Number and Proposed Use of Buildings
1 new single-family home
Building Height for Principal Structures
not to exceed 40'
Number of Stories
1

Rock on Front:
3" split Limestone
Color: CHALK

Exterior Home Color:
Light Grey w/ white
trim

NO STUCCO ON Sides
LAP Siding ON Front
wood Siding All 3 Sides
(2 Sides & 1 BACK)



4. Unified Development Ordinance (UDO)

Section	Description
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan

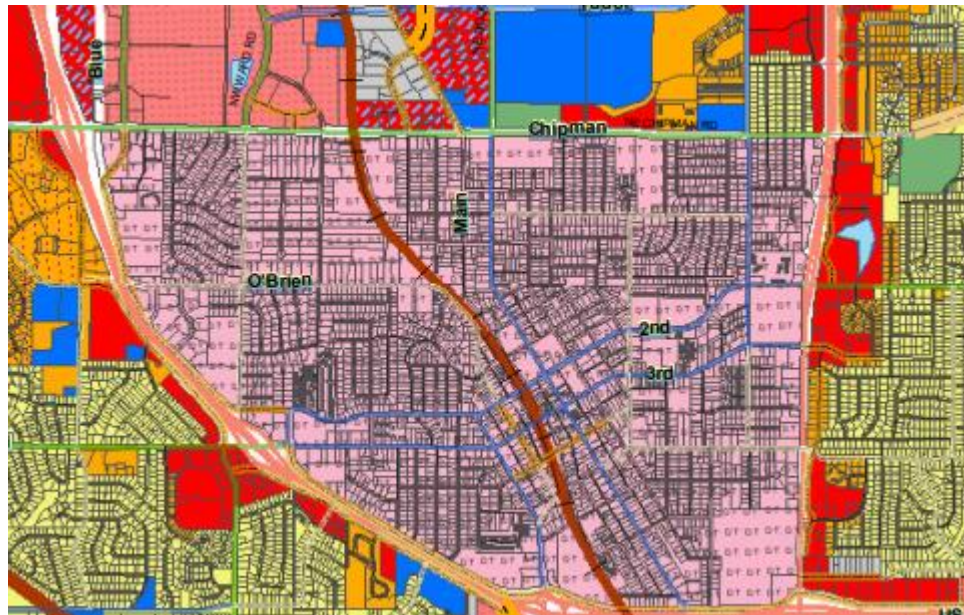
5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.4
Residential Development	Objective 3.2
Chapter IV: Preferred Framework (Old Lee's Summit Development Master Plan)	Increase Housing Stock

Comprehensive Plan

The proposed use is consistent with the recommended land use for the area under the "Old Town Master Development Plan". The site is identified as being a part of the Old Lee's Summit Neighborhood area. The preferred framework of the "Old Town Lee's Summit Development Master Plan" sets the goal of increasing housing stock to include rental and for sale multi-family; medium to high-density single family;

and townhouse units in this area. The proposed use is in alignment with the plan's established goal of increasing the available housing stock by providing additional housing to meet the changing housing needs of the community.



6. Analysis

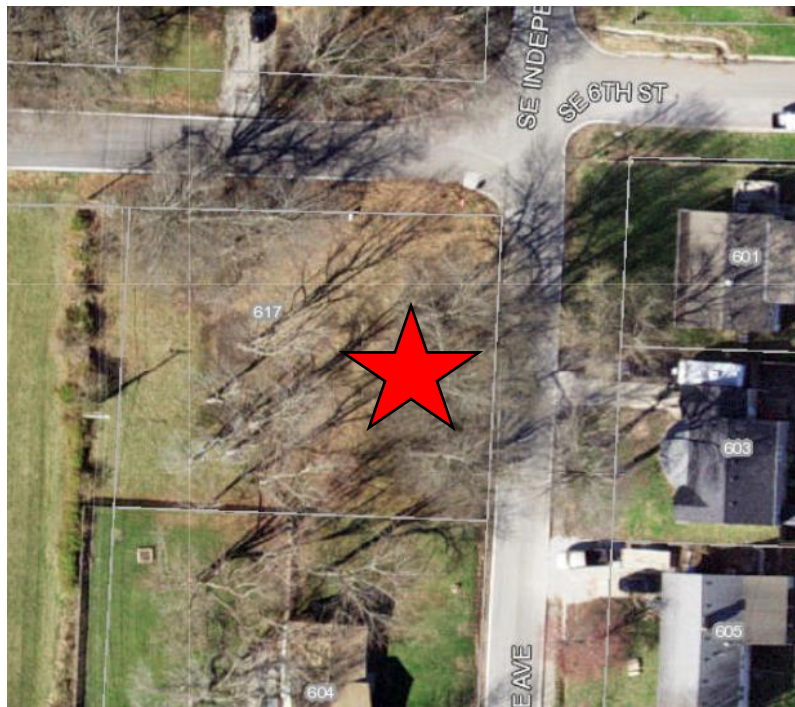
Background and History

The property was originally platted in 1951 as part of the “*Muckey Addition*” subdivision, a few years later it was replatted as the “*Muckeys Resurvey*” subdivision. A home was built on the property sometime within that time period, but has since been demolished. The proposed development consists of a single-family residential home located on the east half of the subject property and proposes design standards that establishes the building footprint, design style, colors, and exterior building materials for the new single family structure.

- July 31, 1951 – Final Plat for *Muckey Addition* was recorded at Jackson County Recorder of Deeds by Instrument #581049.
- April 19, 1954 – Final Plat for *Muckey’s Resurvey* was approved by City Council by Ordinance No. 428 and was recorded at Jackson County Recorder of Deeds.

Compatibility

The proposal for this infill residential development is in accordance with the existing zoning and compatible with surrounding single-family homes. The surrounding housing types primarily include single-family, 1-story, ranch style homes.



Adverse Impacts

The proposed single-family home will not detrimentally impact the surrounding area. The building is designed and located to be compatible with neighboring properties and should enhance the neighborhood.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The majority of the subject property is an infill site that has remained vacant. The proposed development will tie into the existing public infrastructure. Sidewalk along SE 6th St and SE Independence Ave will not be built at this time, payment in lieu of construction will be required as part of the platting approval.

The proposed single-family home does not result in a measurable traffic impact on the adjacent streets since trip generation associated with one single-family home on property already zoned for single-family construction with existing similar land use generates negligible traffic and no increase in zoning density/intensity. The project does not require roadway improvements applicable to the Unimproved Road Policy based on its scope, zoning and expected traffic impact.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific Conditions

1. The developer shall make payment to the City of Lee's Summit for construction costs in lieu of actual construction for the segment of sidewalk along SE 6th St and SE Independence Ave.

Standard Conditions of Approval

2. Show sidewalk along SE 6th St and SE Independence Ave on the site plan and minor plat. Provide a note indicating sidewalk construction will be by others, and payment in lieu of sidewalk construction as approved by the Director of Development Services in accordance with UDO Provisions.
3. The right-of-way shall be dedicated prior to the recording of the plat and shall be referenced on the minor plat.
4. A minor plat is required to be submitted, reviewed, approved, and recorded with Jackson County prior to the issuance of a building permit for 621 SE 6th St. (Lot 13B).