



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-326
File Name	PRELIMINARY DEVELOPMENT PLAN – Proposed Duplex
Applicant	Reed Holdings GP, LLC
Location	724 SE 10 th St
Planning Commission Date	March 13, 2025
Heard by	Planning Commission and City Council
Analyst	Claire Byers, Senior Planner

Public Notification

Pre-application held: September 17, 2024
Neighborhood meeting conducted: February 3, 2025
Newspaper notification published on: February 22, 2025
Radius notices mailed to properties within 300 feet on: February 20, 2025
Site posted notice on: February 24, 2025

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Attachments

Preliminary Development Plan, dated February 21, 2025, 2 pages
Building Elevations, uploaded March 4, 2025, 3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Reed Holdings GP, LLC / Applicant
Applicant's Representative	Austin Reed
Location of Property	724 SE 10 th St
Size of Property	±0.61 acres (26,572 sq. ft.)
Number of Lots	1
Density	6.56 units/acre
Zoning	RP-3 (Planned Residential Mixed-Use District)
Comprehensive Plan Designation	Residential 2
Procedure	<p>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.</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>

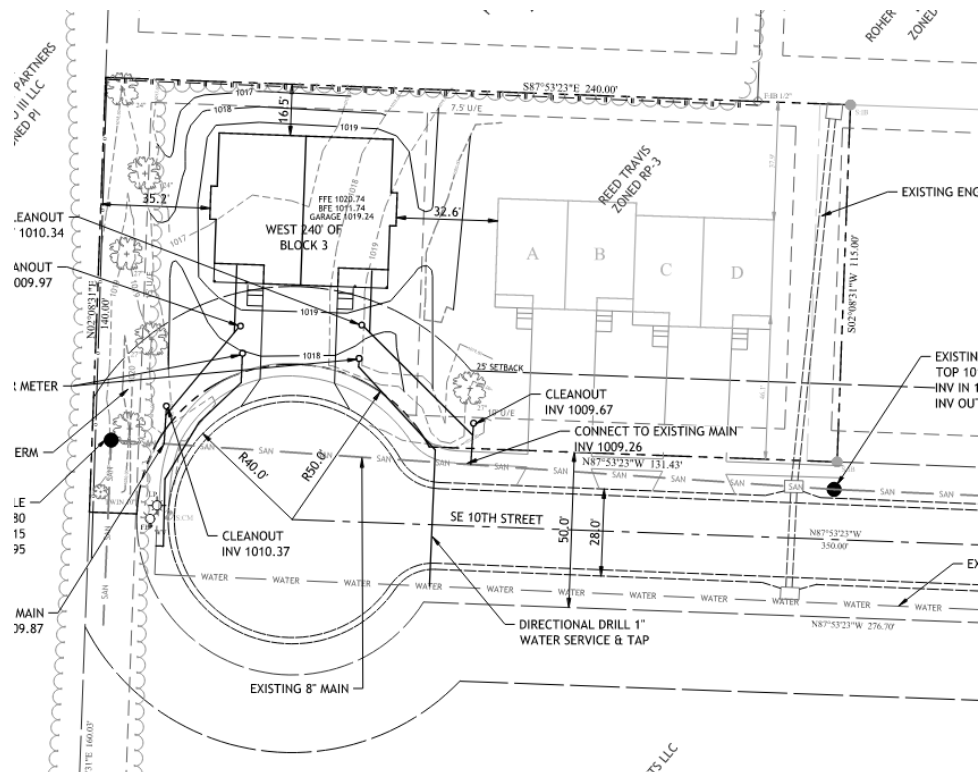
Current Land Use

The subject property is a platted residential lot within the Bridgehampton subdivision. The parcel currently has an existing quadplex located on the eastern half, while the western half is vacant.



Description of Applicant's Request

The applicant is seeking approval of a preliminary development plan in order to develop the western portion of the subject 0.61-acre site with a 2,682sf two-story duplex building. The applicant requests two modifications; an increase from the density maximum from 6.97 units per acre to 9.83 units (established by Ordinance 2607), and a reduced rear setback for the primary dwelling from 20' to 15'.



2. Land Use

Description and Character of Surrounding Area



The subject property is located south of the intersection of SE Oldham Pkwy and SE Bridgehampton Way, generally located southeast of the intersection of M-50 Hwy and SE Hamblen Rd. To the north and west is commercial and industrial zoning, respectively. To the south is the Bridgehampton neighborhood, with a mix of RP-3 and R-1 zoning.

Adjacent Land Uses and Zoning

North:	Telle Tire & Auto Center / CP-2 (Planned Community Commercial)
South:	Quadplex residential / RP-3
East:	Quadplex residential / RP-3
West:	StorageMart / PI (Planned Industrial)

Site Characteristics

The subject lot is one of 6 within the existing cul-de-sac that branches off SE Bridgehampton Way. Topographically, the site is very flat, with only 2 feet of elevation change, and the portion where the duplex would be located is already cleared of vegetation.

Special Considerations

None.

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	31.5%
Pervious:	68.5%
TOTAL	100%

Parking for the proposed project

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

Building Setbacks (Perimeter)

Yard	RP-3 zoning standard	Proposed Duplex
Front	20' Building 25' Front Facing Garage	25' Building 25' Front Facing Garage
Side	5' Side 20' Building Separation	35.2' side (west); 32.6' Building Separation (east)
Rear	20'	15'

Structure(s) Design

Number and Proposed Use of Buildings
1 – duplex
Building Height
18' 6"
Number of Stories
2 stories

4. Unified Development Ordinance (UDO)

Section	Description
4.120	Zoning District (RP-3)
2.040,2.260,2.300,2.310,2.320	Preliminary Development Plans

The applicant proposes to add one duplex to the subject property. A duplex is a use permitted by right in the RP-3 zoning district. The RP-3 Planned Residential Mixed-Use District is established to provide opportunities for medium-density mixed residential use development at a maximum of ten units per gross acre. The RP-3 District provides for a mix of one-, two-, three- and four-family attached and detached dwelling units.

Neighborhood Meeting

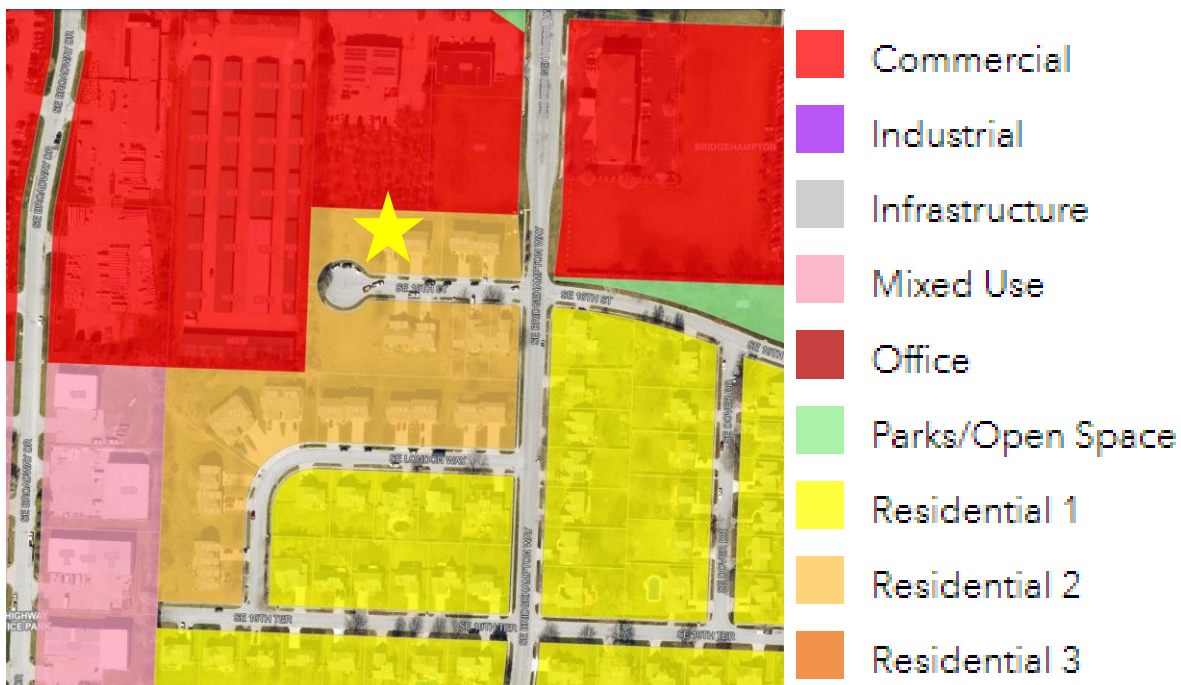
The applicant hosted a neighborhood meeting on February 3, 2025, to discuss the proposed development. Two members of the public attended, and one question was raised regarding an existing fence between the proposed duplex and the commercial parcel north of the site. The applicant stated they would be adding additional fencing to create a clear separation between the two properties. The attendees were in support of the project.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
3.2 Strong Neighborhoods and Housing Choices	<p>Goal: Create and maintain a variety of housing options, styles and price ranges.</p> <p>Strategy: Encourage infill housing development and replacement of obsolete housing.</p>

Ignite! Comprehensive Plan

The Ignite Comprehensive Plan identifies Residential 2 (Medium Intensity [Missing Middle]) as the recommended future land use category for the subject property. According to the Ignite Comprehensive Plan, the Residential 2 land use designation is primarily for small lot (4,000 - 8,499 sq. ft.) detached single-family residential and medium density multi-family residential housing. Residential 2 often serves as a buffer between low intensity residential and other uses. Scale should be compatible with neighboring uses, typically stepping up from lower density to higher density uses.



6. Analysis

Background and History

- November 26, 1984- The subject property was rezoned from R-2-P to R-3-P (Ordinance 2607).
- January 21, 1987 – The Bridgehampton 1st Plat was recorded.
- 1991 – The existing quadplex on the eastern portion of the property was constructed.
- November 1, 2001– The R-3-P zoning district classification converted to the current RP-3 zoning district when the Unified Development Ordinance went into effect.

Compatibility

Uses. The proposed duplex use is permitted by right within the current RP-3 zoning district. The eastern half of the parcel is already developed with a quadplex and is situated at the end of a residential cul-de-sac in the Bridgehampton neighborhood. The duplex aligns with the surrounding residential development, and the existing multi-family housing within the cul-de-sac provides a natural transition between the adjacent CP-2 and P-I zoning districts and the R-1 single-family homes across SE Bridgehampton Way.

Architecture. The duplex will have a brick front facade, with vinyl siding along the sides and extending into the rear facade. The building will have an asphalt shingle roof. The proposed building's architecture is compatible and complementary with existing residential development nearby.



Figure 1 – Front building perspective



Figure 2 – Four-sided building perspectives

Adverse Impacts

The proposed preliminary development plan for the duplex will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The residential use is consistent with the surrounding area.

Public Services

The proposed development will tie into existing area public infrastructure. Sanitary sewer service will be provided by the existing 8" sewer main along the north side of SE 10th St. Water service will be provided by a 6" water main along the south side of SE 10th St. The duplex will take access from the existing cul-de-sac, SE 10th St.

Modifications

1. The applicant is seeking a modification to UDO Section 6.040 pertaining to the required 20' rear principal building setback. Staff has reviewed the request and supports the modification for the reasons identified below.
 - **Required-** The minimum rear principal building setback in the RP-3 zoning district is 20' for a duplex.

- **Proposed-** The applicant has proposed a 15' rear principal building setback for the northern property line, which is adjacent to an existing CP-2 zoned Telle Tire and Auto Center.
 - **Recommendation-** The rear property line is bordered by over 100' of existing vegetation between the proposed residential use and the neighboring commercial automotive use. There is an existing wooden fence along the rear property line, however, it is owned and maintained by the adjacent property owner. To the west of the subject parcel is an industrially zoned self-storage facility. The applicant has proposed a landscape buffer along the rear of the property including 11 new trees, 4 shrubs, and an additional 6' fence to help mitigate the impact. Given the extensive buffer plan proposed, and proximity to commercial and industrial uses, staff supports the rear setback modification request.
2. The applicant is seeking a modification to Ordinance 2607, which approved a maximum density within the Bridgehampton development in 1984. Staff has reviewed the request and supports the modification for the reasons identified below.
- **Required-** The maximum density within the Bridgehampton development is 816 units, not to exceed 6.97 units per acre.
 - **Proposed-** The applicant proposes a density of 9.83 units per acre in order to develop one additional duplex.
 - **Recommendation-** In 1984, the maximum allowable density for the R-3-P zoning district was 12 units per acre. However, in response to public input, the City Council set a cap of 816 units for the Bridgehampton development, resulting in a density of 6.97 units per acre, consistent with the approved site plan. Currently, the maximum density for RP-3 is 10 units per acre. Staff supports the proposed density modification as it aligns with RP-3 district standards and advances a key objective of the Ignite! Comprehensive Plan, which promotes infill housing development.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan, including landscape plan, dated February 21, 2025, and building elevations uploaded March 4, 2025.
2. A modification to the required 20' rear primary structure setback shall be granted, to allow for a 15' rear primary structure setback along the northern property line.
3. A modification to the required density maximum of 6.97 units shall be granted, to allow for a density of 9.83 units.

Standard Conditions of Approval

4. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage,

streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

5. 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).
6. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
7. 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.
8. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
9. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
10. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
11. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
12. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
13. All screening of ground-mounted mechanical equipment shall comply with UDO standards for permitted materials.