



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-175
File Name	REZONING from AG to RDR
Applicant	Steve Hardin
Property Address	2340 SE Ranson Rd
Planning Commission Date	July 22, 2021
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent D. Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: February 23, 2021

Neighborhood meeting conducted: The requirement for an applicant to hold in-person neighborhood meetings pursuant to UDO §2.205 was suspended during the period of the Emergency Declaration which ended on June 30, 2021. Pursuant to the Mayor's Emergency Order, applicants were 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.

Newspaper notification published on: July 3, 2021

Radius notices mailed to properties within 300 feet on: July 2, 2021

Site posted notice on: July 1, 2021

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Attachments

Rezoning Exhibit – 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Steven Hardin / Property owner
Applicant’s Representative	Steven Hardin
Location of Property	2340 SE Ranson Rd
Size of Property	± 4.02 acres
Current Zoning	AG (Agricultural)
Proposed Zoning	RDR (Rural Density Residential)
Comprehensive Plan Designation	Low-Density Residential
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed rezoning request. The City Council takes final action on the rezoning request in the form of an ordinance.</p> <p>Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no duration period associated. A preliminary development plan is not required when rezoning to the RDR zoning district.</p>

Current Land Use
The subject 4-acre property is part of a larger 18-acre parcel developed with a single-family home.

Description of Applicant’s Request
The applicant seeks approval of a rezoning from AG (Agricultural) to RDR (Rural Density Residential) for 4 acres of a larger 18-acre parcel located at 2340 SE Ranson Rd. A single-family home exists on the 18-acre parent tract. The intent of the rezoning is to split off 4 acres to allow construction of a new single-family home. The remaining 14 acres will maintain its existing AG zoning and will continue to be the site of the existing single-family home.

2. Land Use

Description and Character of Surrounding Area
The subject property lies along the SE Ranson Rd corridor south of SE Bailey Rd, which is characterized by rural, large-acreage parcels with single-family homes. Also located along this corridor are an elementary school and the James A. Reed Memorial Wildlife area.

Adjacent Land Uses and Zoning

North:	Large acreage single-family home/ AG
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South:	Large acreage single-family home/ AG
East (across SE Ranson Rd):	James A. Reed Memorial Wildlife Area (outside of city limits)
West:	City of Lee’s Summit Resource Recovery Park / PI (Planned Industrial)

Site Characteristics
The site is an 18-acre parcel with a single-family home. A pond is located northeast of the home. A natural drainage area (containing floodplain) crosses the western half of the site. The property generally slopes from east to west toward the natural drainage area.

Special Considerations
Western portions of the larger 18-acre property are within the 100 and 500 year floodplain fringe areas. No sanitary sewer service is available. An on-site sanitary sewer system would need to be provided and is permitted through Jackson County Public Works.

3. Project Proposal

Setbacks (Perimeter)

Yard	Building/Required
Front	100’ (Building) or as established by existing homes on the same side of the street
Side	50’ (Building)
Rear	50’ (Building)

4. Unified Development Ordinance (UDO)

Unified Development Ordinance

Section	Description
2.240,2.250,2.60,2.300	Rezoning with no preliminary development plan
4.070	Zoning Districts

The 4-acre portion of the larger 18-acre property requires a rezoning to allow for the future subdivision and development of a single-family home on the property. A minor plat shall also be required to allow for the issuance of a building permit.

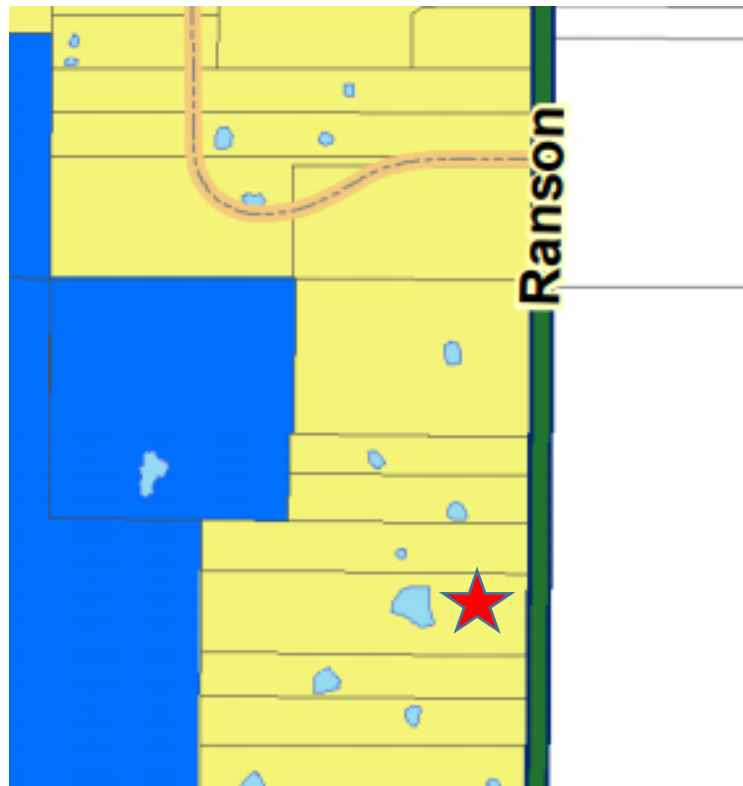
5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.4






Residential Development	Objective 3.3
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Comprehensive Plan

The proposed rezoning to the RDR zoning district is consistent with the low-density residential land use recommended by the 2005 Comprehensive Plan for the area. The proposed RDR zoning district meets the objectives of the comprehensive plan as it is compatible with the surrounding character of the neighborhood.



LAND USE

-  Conservation Area
-  Low-density Residential
-  Master-Planned Development-3rd Tier
-  Medium Density Residential
-  Medium/High-density Residential

6. Analysis

Background

The applicant seeks approval of a rezoning for 4 acres from AG (Agricultural) to RDR (Rural Density Residential) for property located at 2340 SE Ranson Rd. The subject 4 acres is a portion of a larger 18-acre parcel with an existing single-family home. The intent of the rezoning is to create a separate 4-acre parcel to

allow for the future construction of a single-family home. The minimum lot size in the AG district is 10 acres, thus the need to rezone the subject 4 acres. The remaining 14 acres will maintain the existing AG zoning.

Compatibility

The 4-acre property is located along SE Ranson Rd adjacent to existing large lot single-family homes to the north and south, as well as across the street from the James A. Reed Memorial Wildlife Area. A home will be constructed on the subject 4 acres, thus compatible with surrounding large lot residential uses.

Adverse Impacts

The proposed rezoning will not detrimentally affect the surrounding area. The RDR zoning district will allow a single-family home to be constructed, which is similar to the existing character of the immediate area and the large single-family tracts along SE Ranson Rd.

Public Services

No public sanitary sewer service is available. The site will need to have an on-site sanitary sewer system approved through Jackson County Public Works department. Public water service is available on the west side of SE Ranson Rd.

Recommendation

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

7. Recommended Conditions of Approval

Standard Conditions of Approval

1. A minor plat shall be required to be approved and recorded prior to the issuance of a building permit.
2. Upon approval of the proposed rezoning from AG to RDR, by City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.
3. A floodplain permit shall be obtained, prior to any work within the floodplain, if required. This will be determined at time of application for a building permit and will depend on the location of the proposed building.
4. An appropriate on-site sanitary sewer system shall be permitted through Jackson County prior to approval of a building permit. Copy of the permit shall be provided to the City at the time of a building permit application.