



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-186
File Name	PRELIMINARY PLAT – Orchard Woods, Lots 1-35 and Tracts A-C
Applicant	Entres Development, LLC
Property Address	1204 NE Woods Chapel Rd
Planning Commission Date Heard by	August 11, 2022 Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: May 4, 2021; January 4, 2022; and February 15, 2022
Neighborhood meeting conducted: June 14, 2022
Newspaper notification published on: n/a
Radius notices mailed to properties within 300 feet on: n/a
Site posted notice on: n/a

Table of Contents

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

Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated August 3, 2022 – 2 pages
Preliminary Plat, dated July 8, 2022
Single-family Residential Compatibility Form – 3 pages
Preliminary Stormwater Management Plan – 10 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Entres Development, LLC/Developer
Applicant's Representative	Daniel Villanueva
Location of Property	1204 NE Woods Chapel Rd
Size of Property	5.2 acres – proposed RDR zoning 13.8 acres – proposed R-1 zoning ±19.0 total acres
Number of Lots	1 lot – zoned RDR 34 lots and 3 common area tracts – zoned R-1 35 total lots and 3 common area tracts
Density	0.2 units/acre – zoned RDR 2.5 units/acre – zoned R-1 1.8 units/acre total density
Zoning (Existing)	AG (Agricultural)
Zoning (Proposed)	RDR (Rural Density Residential) and R-1 (Single-family Residential)
Comprehensive Plan Designation	Residential 1 (Lower Intensity Residential)
Procedure	<p>The Planning Commission takes final action on the preliminary plat.</p> <p>If the Planning Commission disapproves, conditionally approves, tables or continues consideration of the preliminary plat without consent of the applicant, the applicant may request that the preliminary plat be submitted to the City Council for consideration. The City Council may then approve, conditionally approve, or disapprove the preliminary plat, thereby overriding the decision of the Commission. The City Council may also remand the plat back to the Commission for reconsideration.</p> <p>Duration of Validity: Preliminary plat approval by the Planning Commission or City Council shall be valid upon approval for a period of two (2) years. If no final plat has been submitted for approval within two (2) years from the date of preliminary plat approval, the preliminary plat shall be null and void.</p> <p>A one (1) year extension may be administratively granted by the Director of Development Services if a written request is made to the Director prior to the expiration date, or a one (1) year extension may be granted by the City Council upon appeal from a decision by the Director to deny a preliminary plat extension.</p>

Current Land Use

The subject 19-acre property is currently developed with one single-family home and a cell tower facility.

Description of Applicant’s Request

The applicant proposes to subdivide the subject 19-acre property into 35 total single-family residential lots and 3 common area tracts to be known as the Orchard Woods subdivision. One (1) lot is proposed as a 5.2-acre lot to house the existing residence and cell tower under RDR zoning. The remaining 13.8 acres are proposed as 34 typical single-family lots with an average lot size of 12,043 sq. ft. under R-1 zoning.

This application is associated with the rezoning application (Appl. #PL2022-185) to RDR and R-1 for the subject property, also on this agenda.

2. Land Use

Description and Character of Surrounding Area



The subject property is located at the northeast corner of NE Woods Chapel Rd (an arterial street) and NE Lakewood Way (a collector street), approximately ¼ mile east of I-470. The intersection serves as a transition point along NE Woods Chapel Rd between residential development to the east and more intense non-residential development around I-470. The intersection similarly serves as a transition point between undeveloped PRI-owned property to the south along NE Todd George Pkwy and commercial and industrial development to the north along NE Lakewood Way.

Adjacent Land Uses and Zoning

North:	Office-warehouse / PI (Planned Industrial)
South (across NE Woods Chapel Rd):	Undeveloped large acreage / AG
East:	Large acreage single-family residential / AG; and Single-family residential / R-1
West:	Church / CP-2 (Planned Community Commercial) and PI

Site Characteristics

The site is bounded by NE Lakewood Way on the west, NE Woods Chapel Rd on the south and has a street stub connection to the abutting Savannah Ridge subdivision via NE Piedmont Dr at the northeast corner. The property is heavily treed across the site. As a large lot, the property has varying topography with natural drainage patterns in different directions. Generally speaking, the property slopes from south to north. The southern half of the property has a north-south ridge that sheds water toward the west and east/northeast. The northern half of the property is bisected by a natural drainageway that flows from southeast to northwest.

Special Considerations

N/A

3. Project Proposal

Setbacks (Perimeter)

	AG (existing zoning)	Proposed RDR (Lot 35)	Proposed R-1 (Lots 1-34)
Minimum Lot Size	10 acres	1 acre	8,400 sq. ft.
Setbacks	100' (front) ¹ ; 50' (side); 50' (rear)	100' (front) ¹ ; 50' (side); 50' (rear)	30' (front); 7.5' (side); 30' (rear)
Septic System Allowed?	Yes ²	Yes ²	No

¹ – or as established by existing homes on the same side of the street

² – minimum 3 acres lot size required. Requires Jackson County approval.

4. Unified Development Ordinance (UDO)

Section	Description
7.090,7.110,7.130	Preliminary Plat
4.070, 4.090	Zoning Districts (RDR and R-1)

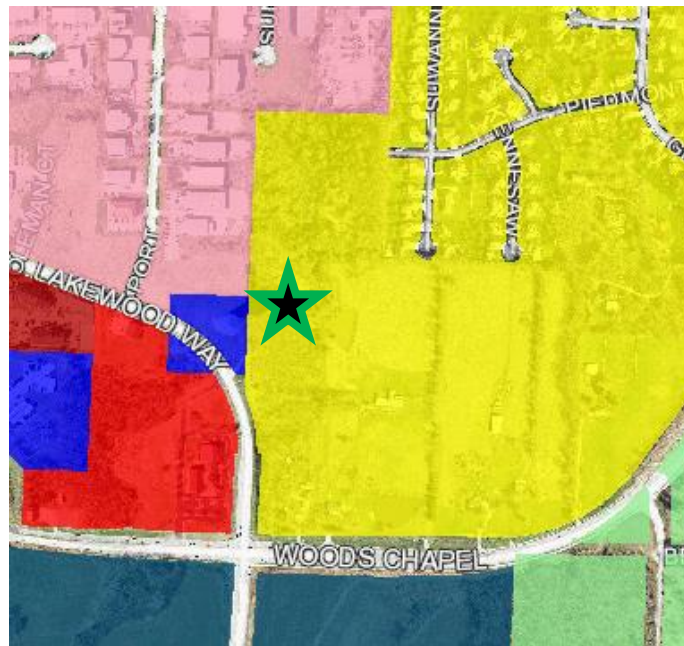
The UDO has various zoning district options to accommodate single-family residential development. However, not all options are appropriate for a particular property given site specifics and the applicant’s goals. The desire for RDR zoning on the southern 5.2 acres rather than to rezone all 19 acres to R-1 is to keep the existing single-family residence on a large lot of similar character to existing adjacent single-family residences on large AG-zoned lots along NE Woods Chapel Rd. The RDR zoning also allows the existing residence to remain on a septic sewer system, whereas the R-1 zoning district is designed to be served by publicly-provided sanitary sewer.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
Facilities & Infrastructure	Goal 3.5.B – Plan and build City services and infrastructure to promote quality growth and resiliency.

The proposed subdivision is consistent with the Residential 1 land use category identified for the area under the Ignite Comprehensive Plan. The Residential 1 category is primarily for single-family residential development that ranges from very low-density rural residential with limited farming activities to medium and large lot single-family subdivisions.

The proposed subdivision furthers the goals of the Ignite Comprehensive Plan by expanding single-family residential in the area in an interconnected manner with existing single-family neighborhoods to the northeast. Additionally, infrastructure improvements associated with the proposed rezoning extends the infrastructure network to help facilitate the future development of the adjacent AG-zoned, large-lot residential to the east along NE Woods Chapel Rd.



- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Civic
- Commercial

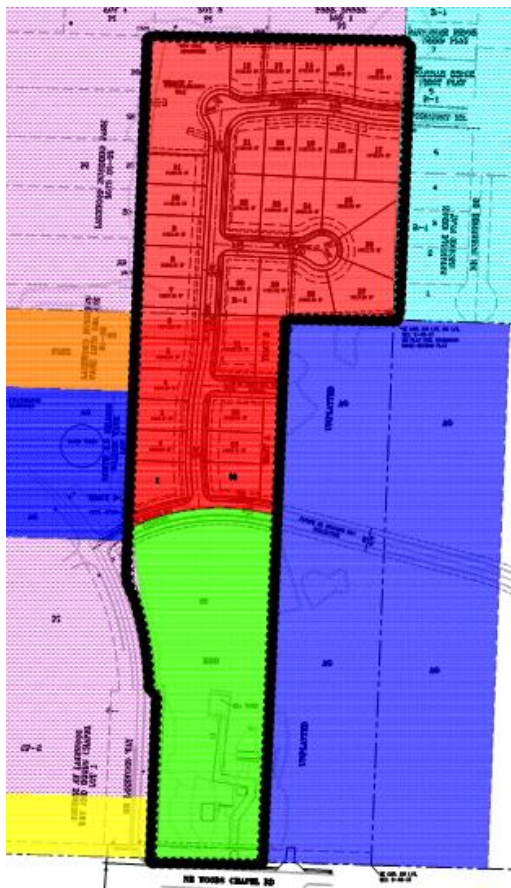
6. Analysis

Background and History







- Circa 1945 – The existing single-family home on the subject property was constructed.

Compatibility

The north side of NE Woods Chapel Rd, east of NE Lakewood Way, marks a transition point to residential development that extends approximately 1.3 miles to the eastern City limit along this corridor. The immediate area to the east along NE Woods Chapel Rd is developed with single-family residences on large acreage zoned AG, but it transitions to traditional single-family residential subdivisions further east. The applicant’s proposed subdivision maintains the existing large lot nature of development along NE Woods Chapel Rd by keeping the south 5.2 acres as a single RDR-zoned lot for the existing residence. The remaining northern 13.8 acres are proposed as R-1 and connect to the abutting R-1-zoned Savannah Ridge subdivision via NE Piedmont Dr. Separating the two areas will be a collector street that will ultimately provide an east-west connection between NE Lakewood Way and NE Woods Chapel Rd as the large acreage property to the east develops in the future.



LEGEND:

-  = PROPOSED R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
-  = PROPOSED RDR (RURAL DENSITY RESIDENTIAL)
-  = EXISTING AG (AGRICULTURAL DISTRICT)
-  = EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
-  = EXISTING PI (PLANNED INDUSTRIAL DISTRICT)
-  = EXISTING PMIX (PLANNED MIXED USE DISTRICT)

The proposed residential development will not negatively impact the aesthetics of the surrounding properties. As mentioned above, the adjacent area east of NE Lakewood Way is a mix of large acreage and traditional single-family residential development.

Adverse Impacts

The proposed subdivision is not expected to injure or detrimentally affect the neighboring properties. The applicant proposes to maintain a large acreage residential parcel at the south end of the subject site and to develop the northern 13.8 acres in a typical single-family residential subdivision layout, all of which is similar to the character of existing area properties along NE Woods Chapel Rd and the abutting Savannah Ridge subdivision to the northeast.

The proposed development is not expected to create storm water runoff in excess of what is expected of a single-family residential development. The northern 13.8 acres will incorporate a detention basin at the northwest corner of the site to manage stormwater for the proposed 34-lot subdivision. The southern 5.2-acre lot is of sufficient area to be managed by natural on-site absorption of storm water.

Public Services

Development of the subject property with a single-family residential subdivision will not impede the normal and orderly development and improvement of the surrounding property. A 6" public water main stubs into the northeast property corner from the Savannah Ridge subdivision. This water main will need to be upsized to an 8-inch water main. A development agreement and / or an upsizing agreement will need to be executed between the applicant and the City. An 8-inch water main will be extended through the proposed subdivision to serve the proposed 13.8-acre R-1 property and will make a connection to NE Lakewood Way to loop the system through the development. Service to the 5.2-acre RDR lot is currently provided off NE Woods Chapel Rd.

Public sanitary sewer is available at the north end of the subject property. Sanitary sewer will be extended south to serve the proposed 13.8-acre R-1 property by gravity. The remaining 5.2-acres zoned RDR will maintain the existing septic system to serve the existing residence.

As it pertains to the street network, no improvements to NE Woods Chapel Rd are required for the proposed residential development that is driving the rezoning request to RDR and R-1. The Thoroughfare Master Plan calls for a connection between NE Lakewood Way and the NE Piedmont Dr stub in the Savannah Ridge subdivision, as well as a collector street through the large acreage residential lots along NE Woods Chapel Rd to provide an east-west connection between NE Lakewood Way and NE Woods Chapel Rd to serve future development of said acreage. The proposed residential development provides the planned connection between NE Lakewood Way and NE Piedmont Dr, and also establishes the first segment of the east-west collector extending east from NE Lakewood Way.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Approval of the preliminary plat is subject to the approval of Appl. #PL2022-185 – REZONING from AG to RDR and R-1 – 1204 NE Woods Chapel Rd.
2. A development agreement and / or an upsizing agreement will need to be executed between the City and the applicant for the off-site water main improvements to upsize approximately 180 feet of existing

6-inch waterline to an 8-inch waterline.

Standard Conditions of Approval

3. 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 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.
4. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
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. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
8. 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.
9. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
10. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
11. 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.
12. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
13. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
14. A final plat shall be approved and recorded prior to any building permits being issued.