



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

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## Development Services Staff Report

<b>File Number</b>	PL2020-138 – FINAL PLAT – Sequoia Residential, Tract 1
<b>Applicant</b>	Orchard Park Development, LLC
<b>Property Address</b>	408, 500 & 502 NW Olive St
<b>Planning Commission Date</b>	July 23, 2020
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	C. Shannon McGuire, Planner
<b>Checked By</b>	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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### Public Notification

Pre-application held: N/A  
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, dated April 28, 2020  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	Orchard Park Development, LLC/Developer
Applicant's Representative	Dick Burton
Location of Property	408, 500 & 502 NW Olive St.
Size of Property	3.76 Acres
Number of Lots	1 tract
Density	6.35 units/acre (7.5 units/acre max in RP-2)
Zoning	RP-2 (Planned Two-Family Residential District)
Comprehensive Plan Designation	Old Lee's Summit Neighborhoods
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 subject property is currently undergoing site work in preparation for development of the previously approved Sequoia residential subdivision.

Description of Applicant's Request
The applicant is seeking approval of a final plat consisting of 1 common area tract. Upon construction of the proposed twelve two-family attached (duplex) dwelling units, the developer will plat each structure individually.

## 2. Land Use

<b>Description and Character of Surrounding Area</b>	
<p>The proposed site is located west of the intersection of NW Olive St and NW Orchard St., approximately 500 feet north of the NW Olive St. dead end. The surrounding neighborhood is comprised of a mix of 25 single-family homes (average 1,066 sq. ft.) and 10 smaller two-family homes (average 1,510 sq. ft. or 755 sq. ft. per unit). These one story single-family and two-family homes are characteristic of the simple post-WWII architectural style. A two-story duplex is located at 104 NW Orchard St, just east of the subject site.</p>	

**Adjacent Land Uses and Zoning**

<b>North:</b>	PI (Planned Industrial District) – Boise Cascade Lumber Yard RP-2 (Planned Two-Family Residential District) – Single-family and two-family homes
<b>South:</b>	RP-2 (Planned Two-Family Residential District) – Single-family homes
<b>East (across NW Olive St.):</b>	RP-2 (Planned Two-Family Residential District) – Single-family homes
<b>West (across railroad tracts):</b>	PI (Planned Industrial District) – Attic Storage R-1 (Single-Family Residential District) – Single-family homes

<b>Site Characteristics</b>	
<p>The site consists of four lots that form a T-shaped site. The Union Pacific railroad line borders the site on the west side; an existing tree line provides screening between the railroad line and the subject tracts. 408 NW Olive St. consists of two parcels totaling 1.39 acres with an existing 1,152 sq. ft. single-family home. 500 NW Olive St. is a 2.2-acre partially wooded lot with an existing 1,500 sq. ft. barn. 502 NW Olive St is an 11,908.50 sq. ft. lot with an existing 1,030 sq. ft. single-family home. The sole access to the site is from NW Olive St.</p>	

<b>Special Considerations</b>	
N/A	

**Setbacks**

<b>Yard</b>	
Front	20'
Side	5' from lot line and 20' separation between buildings
Rear	20'

**3. Unified Development Ordinance (UDO)**

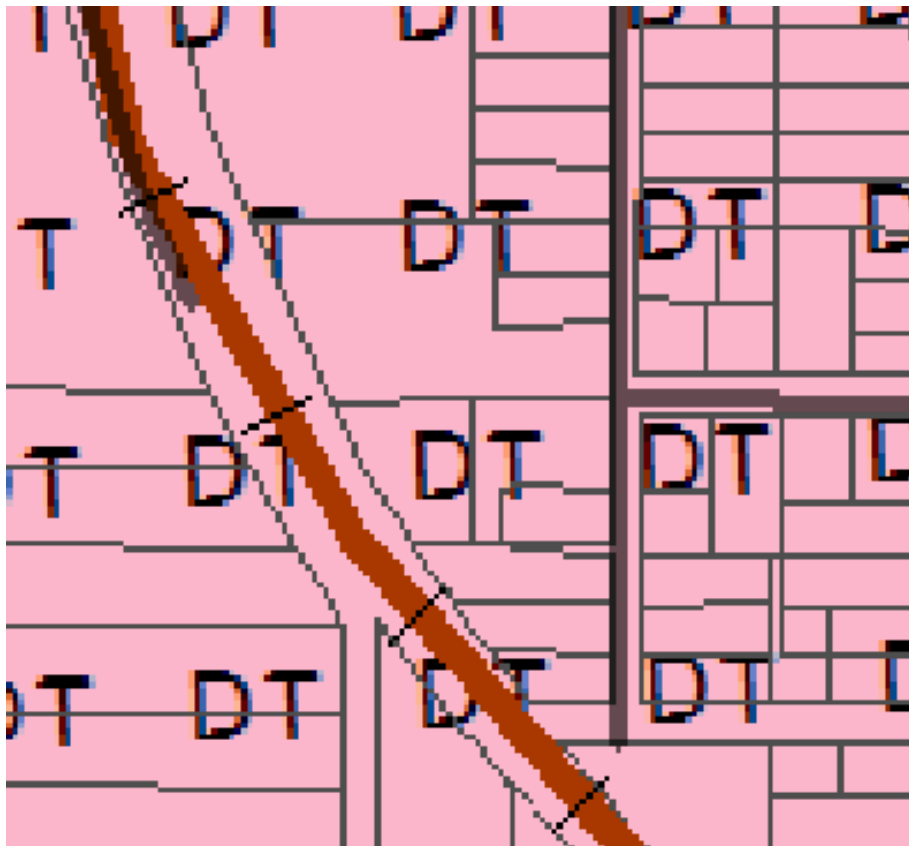
<b>Section</b>	<b>Description</b>
4.110	RP-2 (Planned Two-Family Residential District)
7.140, 7.150	Final Plats

## 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

### Comprehensive Plan

The proposed project site is located within the boundaries of the Old Lee’s Summit Development Master Plan area and is identified as being a part of the Old Lee’s Summit Neighborhood area. The preferred framework of the Old Lee’s Summit Development Master Plan sets the goal of increasing the 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 multi-family housing stock by providing a diverse housing type to meet the changing housing needs of the community.



## **5. Analysis**

### **Background and History**

The proposed plat is substantially consistent with the approved preliminary development plan that acted as the preliminary plat.

- March 16, 1887 – The plat for Hearne’s Addition was recorded.
- July 11, 2019 – The Planning Commission recommended approval of an application (PL2019-020) for rezoning from RP-2 to RP-3 and preliminary development plan for Burton Townhomes.
- August 20, 2019 – City Council remanded the application (PL2019-020) for rezoning from RP-2 to RP-3 and preliminary development plan for Burton Townhomes back to the Planning Commission to hold further discussions on road improvements. The application was subsequently withdrawn by the applicant.
- May 5, 2020 - The City Council approved the preliminary development plan (Appl. PL2019-412) for Sequoia by Ordinance No. 8876.

### **Subdivision-Related Public Improvements**

In accordance with UDO Section 7.340, prior to adoption of an ordinance approving the final plat by City Council, 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 the first ordinance reading by City Council until the infrastructure requirements are met.

### **Compatibility**

The subject application is substantially compliant with the previously approved preliminary development plan and the existing single-family and two-family homes in the neighboring subdivisions.

### **Adverse Impacts**

The proposed development will not negatively affect the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The use is consistent with the existing nature of the subdivision.

### **Public Services**

The proposed plat will not impede the normal and orderly development and improvement of the surrounding property.

### **Recommendation**

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

## **6. Recommended Conditions of Approval**

### **Standard Conditions of Approval**

1. 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.
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 infrastructure permits or the start of construction (excluding land disturbance permit).
3. 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.
4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
5. 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.
6. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
7. A final plat shall be approved and recorded prior to any building permits being issued.