



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-415 – FINAL PLAT – Main Orchard, Lots 1-6
Applicant	Engineering Solutions, LLC
Property Address	510 NW Main Street & 6 NW Orchard Street
Planning Commission Date	February 13, 2020
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: 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, date stamped January 23, 2020—1 page
Single Family Residential Compatibility Form—3 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC/engineer
Applicant's Representative	Matt Schlicht
Location of Property	510 NW Main Street & 6 NW Orchard Street
Size of Property	2.31 Acres
Number of Lots	6
Density	2.60 units/acre (7.5 units/acre max in RP-2)
Zoning	RP-2 (Planned Two-Family Residential District)
Comprehensive Plan Designation	Residential Infill Opportunities (Old Town Master Development Plan)
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>Duration of Validity: 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 project area is approximately 2.31 acres comprised of one (1) undeveloped vacant lot and one (1) unplatted parcel that has an existing single-family home on the property. The properties surrounding the area primarily consist of single-family detached homes.

Description of Applicant's Request
This application is for <i>Main Orchard, Lots 1-6</i> . The proposed final plat consists of 6 lots on 2.31 acres. The proposed final plat is substantially consistent with the approved preliminary development plan. The preliminary development also served as the preliminary plat.

2. Land Use

Description and Character of Surrounding Area
The proposed site is located at the northwest corner of NW Orchard St. and NW Main St. The surrounding neighborhood is primarily comprised of single-family residential dwellings with a mixture of housing styles varying from mid-century ranch and typical Bungalow and Craftsman styles.

Adjacent Land Uses and Zoning

North:	RP-2 (Planned Two-Family Residential District) – Single-family homes
South (across NW Orchard St.):	RP-2 (Planned Two-Family Residential District) – Single-family homes
East (across NW Main St.):	RP-2 (Planned Two-Family Residential District) – Single-family homes
West:	RP-2 (Planned Two-Family Residential District) – Single-family homes

Site Characteristics
The property consists of two lots/parcels totaling 2.31 acres located at the northwest corner of NW Orchard St. and NW Main St. An existing home, built in 1920, is located on the north parcel; the south lot has remained a vacant lot. Existing single-family dwellings are located to the north, south, east, and west of this site. Other single-family homes and duplexes are scattered within the neighborhood.

Setbacks

Yard	Required	Proposed
Front	20'	30'+
Side	5'	5'+
Rear	20'	58'+

3. Unified Development Ordinance (UDO)

Section	Description
4.110	RP-2 (Two-Family Residential District)
7.140, 7.150	Final Plats

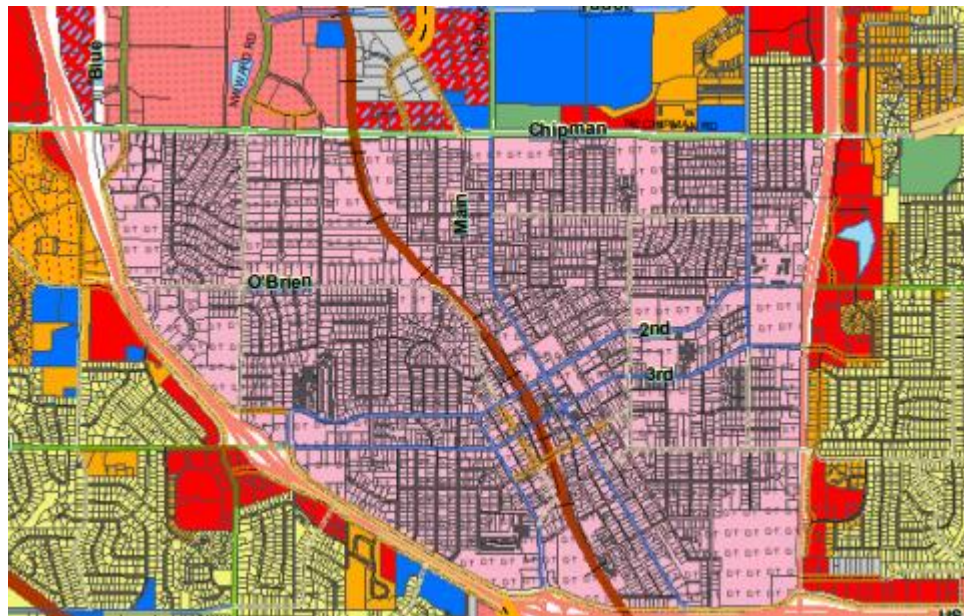
This final plat is for 6 lots on approximately 2.31 acres in the Main Orchard subdivision. The proposed final plat is consistent with the preliminary development plan/preliminary plat. The density is lower than the RP-2 (Two-family Residential) district maximum.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

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.



5. Analysis

Background and History

The south portion of the project property was platted in 1887 as part of the *Hearne’s Addition* subdivision; the north portion of the property has remained unplatted and has an established single-family home that was built in 1920. This house will remain in place as part of the proposed Lot 3 of the *Main Orchard* residential subdivision. The proposed development will create six (6) residential lots and

proposes design standards that establish building footprints, design styles, colors, and exterior building materials for the new single-family structures that fits the aesthetic of Lee's Summit historic downtown.

- March 4, 1887 – Final Plat for *Hearne's Addition* was recorded at Jackson County Recorder of Deeds.
- 1920 – A single family home was built at 510 NW Main St.
- December 10, 2019 – The City Council approved a preliminary development plan (Appl. #2019-305) for the Main Orchard residential development by Ordinance No. 8778.

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 proposal for this infill residential development is in accordance with the existing zoning and compatible with surrounding single-family homes. The surrounding housing types include single family and duplex homes with a mixture of housing styles varying from mid-century ranch style homes, typical American Foursquare and Bungalow style designs.

Adverse Impacts

The proposed single-family residential development will not detrimentally impact the surrounding area. The buildings are 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 waterline. A public sidewalk is proposed along NW Main St.; sidewalk along NW Orchard will not be built at this time; payment in lieu of construction will be required as part of the platting approval. A public sanitary sewer is proposed and shall be considered substantially complete prior to the issuance of any building permits.

The proposed single-family homes do not result in a measurable traffic impact on the adjacent streets since trip generation associated with six (6) single-family homes 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. If not for the planned zoning

associated with the property and process of a six-lot subdivision from two existing lots, each lot individually may otherwise be minor platted to generate the same number of single-family lots administratively.

Recommendation

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

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Each lot shall be labeled with its respective address. Contact staff for the assigned addresses.
2. Add a note concerning stormwater detention being provided for each lot, in accordance with the Master Drainage Plan. Ongoing maintenance and ownership should also be described in this note.
3. Show a general outline of the location of each detention/infiltration pit on the plat. A note may be added which references the approved Master Drainage Plan, and discussing the need to construct during the building permit process.
4. 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 NW Orchard St. prior to any occupancy of the residential units.
5. 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.
6. Final approval of the plat is contingent upon the sanitary sewer being completed, or security provided in accordance with the Unified Development Ordinance.
7. 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. 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.
8. 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).
9. 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). If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

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. A final plat shall be approved and recorded prior to any building permits being issued. All subdivision-related public improvements must be complete prior to approval of the final plat by the City Council unless security is provided in the manner set forth in UDO Section 7.340.
12. 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 4.300 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.