



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

| | |
|--|---|
| File Number | PL2022-349 – PRELIMINARY DEVELOPMENT PLAN – Nightingale Meadow |
| Applicant | Adam & Tina Garrett |
| Location | 601 SE Douglas St |
| Planning Commission Date Heard by | November 10, 2022 Planning Commission and City Council |
| Analyst | C. Shannon McGuire |
| Checked By | Hector Soto, Jr., AICP, Senior Planner Sue Pyles, PE, Senior Staff Engineering |

Public Notification

Pre-application held: August 23, 2022
Neighborhood meeting conducted: October 27, 2022
Newspaper notification published on: October 22, 2022
Radius notices mailed to properties within 300 feet on: October 19, 2022
Site notice posted on: October 25, 2022

Table of Contents

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

Attachments

Minor Plat Document (serving as the PDP Site Plan), dated September 7, 2022 – 1 page
Modification request letter, received October 20, 2022 – 2 pages
Elevations & Floor Plan, received October 3 & October 19, 2022 – 3 pages
Location Map

1. Project Data and Facts

| Project Data | |
|--------------------------------|---|
| Applicant/Status | Adam & Tina Garrett/ Owners |
| Applicant's Representative | Tina Garrett |
| Location of Property | 601 SE Douglas St |
| Size of Property | 0.487 acres (21,062 sq. ft.) |
| Number of Lots | 2 Lots |
| Building Area | 1,963 sq. ft. (existing) – proposed Lot 1 1,152 sq. ft. (proposed) – proposed Lot 2 |
| Density | 2.65 units per acre overall density for the neighborhood (plat) |
| Zoning | R-1 (Single-Family Residential District) |
| Comprehensive Plan Designation | Activity Center, Downtown |
| 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 0.487-acre property currently has an existing single-family home and 2 car detached garage on it. |

| Description of Applicant's Request |
|---|
| The applicant proposes a preliminary development plan to split the existing parcel into two (2) lots and construct a single-family home on the proposed new lot. The existing home and detached garage will be split off on to the proposed separate lots, with the existing home being served by its existing attached garage and the existing detached garage serving the home that will be constructed on the new lot. The applicant is seeking modifications to the minimum front yard setback and the maximum size of a detached garage. |

2. Land Use

| Description and Character of Surrounding Area |
|---|
|---|

The properties surrounding the subject site are zoned R-1. 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. The neighboring homes were constructed between 1890 and 1965.

Adjacent Land Uses and Zoning

| | |
|-------------------------------------|---------------------------|
| North (across SE 6th St): | Single-family homes / R-1 |
| South: | Single-family homes / R-1 |
| East: | Single-family homes / R-1 |
| West (across SE Douglas St): | Single-family homes / R-1 |

Site Characteristics

The property is located at the southeast corner of SE 6th Street and SE Douglas Street. The existing Tudor style brick home was constructed in 1945. The property is relatively flat, sloping from the northwest to the southeast.

Special Considerations

This site is located in the Neighborhood Stabilization Overlay District (NSO). The NSO is intended to preserve single-family neighborhoods by imposing specific yard, lot and space regulations for any new construction that reflect the existing character found in certain existing neighborhoods throughout the Old Lee's Summit Area outside of the downtown core boundaries. The proposed new single-family home meets the requirements of the overlay district.

3. Project Proposal

Site Design

| | |
|-----------------|------|
| Land Use | |
| Density: | 2.65 |

Setbacks (Perimeter)

| Yard | Building Required | Building Proposed |
|-------------|--------------------------|--------------------------|
| Front | 30' | 10.1'* |
| Side | 7.5' | 11' |
| Rear | 30' | 53.9' |

*requires a modification

Lot Width

| Required for Single family in R-1 | Proposed |
|--|-----------------|
| 70' | 97' |

Structure(s) Design

| |
|---|
| Number and Proposed Use of Buildings |
| 1 new single-family structure |

| |
|---|
| 1 existing single-family structure |
| Building Height for Principal Structures |
| 22.5' (proposed) |
| Number of Stories |
| 1 (proposed) 2 story (existing) |

4. Unified Development Ordinance (UDO)

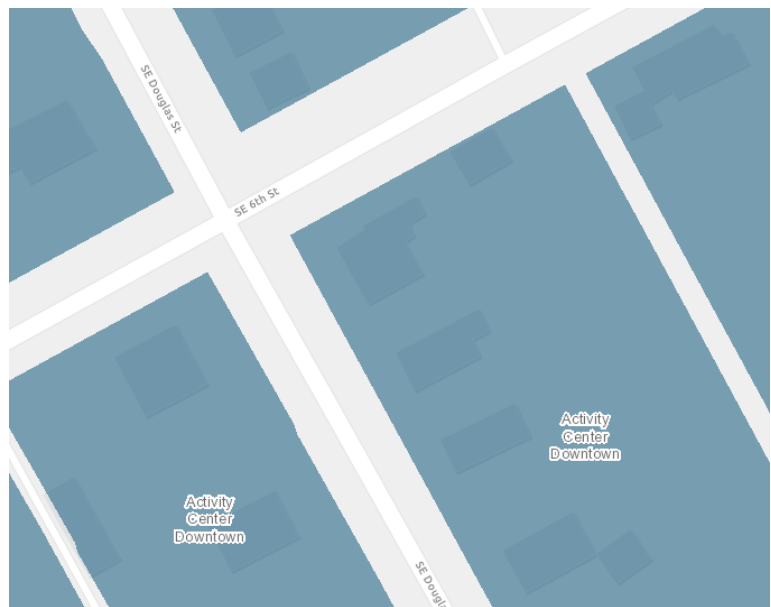
| Section | Description |
|--------------------|--|
| 2.260,2.300, 2.310 | Preliminary development plan |
| 2.320 | Development plan and allowable modifications |
| 4.090 | Zoning Districts |

5. Comprehensive Plan

| Focus Areas | Goals, Objectives & Policies |
|---------------------------------------|---|
| Strong Neighborhoods & Housing Choice | Objective: Increase business activity by designing mutually supportive neighborhoods. |

The 2021 Ignite Comprehensive Plan land use map identifies the subject site’s future recommended land use as the Downtown Activity Center. An objective established of the Comprehensive Plan is to promote diversified housing choices and to increase investment in Lee’s Summit by encouraging reinvestment in the historic neighborhoods of Downtown Lee’s Summit.

Maintaining a diverse and valuable tax base to foster a positive return on investment as the community grows so the community continues to enjoy the finest quality services and infrastructure is an additional objective set out by the adopted Comprehensive Plan.



If approved, the proposed PDP will meet the above goals and objectives of the Comprehensive Plan with the continued investment into the economic development and growth of the City. The proposed development will aid in creating a strong, high-quality neighborhood that provides diversified, accessible, and convenient housing options to meet the changing needs of the community.

6. Analysis

Background and History

- October 4, 1887 – The plat for *WB Howard's 3rd Addition* was recorded at Jackson County Recorder of Deeds.
- 1929 – The existing single-family home was built.
- May 22, 2009 – The Board of Zoning Adjustments granted a variance to UDO Article 8, Sections 8.020 and 8.030, Side Setback Requirements to allow construction of a new detached garage to maintain the previously established side yard setback of 7'.

Compatibility

The proposal for this residential development is in accordance with the existing zoning and compatible with surrounding single-family homes. The surrounding housing types include single-family 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 new single-family residential home will not detrimentally impact the surrounding area. The building is 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 surrounding properties are fully built out. The proposed new home will tie into the existing public infrastructure. The site has direct access from SE 6th St, which has sufficient capacity to accommodate the traffic volumes for the proposed use.

Modifications

Minimum principal building setbacks. Staff supports the requested modification.

- Required – The UDO required a minimum front yard principal building setback of 30'.
- Proposed – The applicant has proposed a minimum front yard principal building setback of 10.1'.
- Recommendation – The proposed reduced setback is consistent with the existing detached garage on the subject property (7') and the homes located at 109 SE 6th St (10') and 600 SE Green St (5'). By matching the setbacks, the applicant is maintaining the continuity of the streetscape and is consistent with the existing conditions. For these reasons staff supports the modification request

Maximum size, detached garage. Staff supports the requested modification.

- Required – Detached garages shall not exceed 250 square feet for each 5,000 square feet of lot area, with a maximum of 2,500 square feet for lots less than 5 acres. The proposed new lot will have a total lot area of 9,696 sq. ft. Based on the UDO's formula, the maximum size for a detached garage on the proposed new lot would be 484.8 sq. ft.
- Proposed – The applicant has proposed to include the existing 785 sq. ft. detached garage on the proposed new lot.

- Recommendation – The detached garage is an existing structure. Including it on the new lot will not alter the character of the surrounding area. As the existing home and proposed new home will be under the same ownership, staff believes the request is reasonable and supports the modification.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the required minimum front yard principal building setback of 30', to allow for a minimum front yard principal building setback of 10.1'.
2. A modification shall be granted to the maximum allowable size of a detached garage, to allow for a 785 sq. ft. detached garage on the proposed Lot 2.
3. Development shall be in accordance with the preliminary development plan dated September 7, 2022.

Standard Conditions of Approval

4. A final plat shall be approved and recorded with the Jackson County Recorder of Deeds office and a copy of the recorded document shall be returned to the Development Services Department prior to the issuance of a building permit.