



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-073
File Name	PRELIMINARY DEVELOPMENT PLAN – Cobey Creek
Applicant	Clayton Properties Group
Location	500 SE M 150 Hwy
Planning Commission Date	May 23, 2024
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planning Manager

Public Notification

Pre-application held: August 22, 2023
Neighborhood meeting conducted: April 22, 2024 & May 9, 2024
Newspaper notification published on: May 4, 2024
Radius notices mailed to properties within 300 feet on: May 2, 2024
Site posted notice on: May 2, 2024

Table of Contents

1. Project Data and Facts	2
2. Land Use	4
3. Project Proposal	6
4. Unified Development Ordinance (UDO)	8
5. Comprehensive Plan	8
6. Analysis	9
7. Recommended Conditions of Approval	18

Attachments

Traffic Impact Analyses by Erin Ralovo, PTOE dated May 10, 2024 – 4 pages
Preliminary development plan dated March 22, 2024 and revised April 23, 2024 – 9 pages
Stormwater Management & Drainage Report by OWN, Inc. – 228 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group/Developer
Applicant's Representative	Brad Kempf
Location of Property	500 SE M-150 Hwy
Size of Property	Phase 1 - ± 22.7 acres (988,812 sq. ft.) (existing) Phase 2 - ± 42.1 acres (1,833,876 sq. ft.) Phase 3 - ± 13.2 acres (574,992 sq. ft.) Phase 4 - ± 8.1 acres (352,836 sq. ft.) <u>Phase 5 - ± 10.2 acres (444,312 sq. ft.)</u> ± 96.3 Acres (4,194,828 sq. ft.) – total
Number of Lots	Phase 1 - 50 (existing) Phase 2 - 89 (3 commercial) Phase 3 - 71 Phase 4 - 31 <u>Phase 5 - 48</u> 289 lots total
Dwelling Units	Phase 1 - 50 (existing) Phase 2 - 147 Phase 3 - 71 Phase 4 - 51 <u>Phase 5 - 68</u> 387 lots total
Zoning (Existing)	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Residential 1 and Residential 2
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 96.3-acre site is the location of the previously approved Cobey Creek mixed use subdivision (PL2018-050). Approved in 2018, the original Preliminary Development Plan (PDP) had a total of 186 single-family lots, 44 two-family structures (88 dwelling units), 3 commercial pad sites, and 8 common area tracts with an overall residential density of 3.14 units per acre. To date, only the first phase (Cobey Creek 1st Plat) has been constructed. The initial phase is comprised of 50 total single-family residential

lots and 4 common area tracts. Of those 50 platted lots, 41 lots have existing single-family homes on them, 4 lots are currently under construction and 5 remain vacant.



Figure 1 – Aerial Phot of the subject site

Description of Applicant's Request

The applicant seeks approval of an amended PDP for Phases 2-5 of the Cobey Creek mixed used subdivision. Housing types in the previously approved PDP were limited to single-family and two-family (duplexes) homes. In the amended PDP, the applicant is proposing to construct a mix of single-family, two-family (duplexes) and four-family (quadplexes) homes. The amended PDP is proposing a total of 159 single-family homes, 65 two-family homes (130 units), and 12 four-family homes (48 units) in Phases 2-5.

In addition to amending the housing types offered, the applicant is proposing an updated street network that makes more efficient use of the land while maintaining effective traffic flow and future connectivity to the property to the north. With this proposed updated street layout, the applicant has eliminated the long block length that was approved by a modification during the previous PDP processes. Eliminating the long block length improves circulation and connectivity within the subdivision.

In addition to the pool and clubhouse that was shown on the original PDP, the applicant is now proposing an increase in the green space around the amenity area with the addition of playground equipment and pickle ball courts.

No changes to the commercial pad sites along MO-150 are proposed from the previously approved PDP. The information provided for the commercial pad sites in the subject application is conceptual only and any future development will require approval of a new PDP by separate application.

Architecturally, the proposed single-family residences will have a mix of 1- and 2-story structures. The proposed duplexes and quadplexes will be 2 story. The proposed residential exterior building materials will include masonry or stone veneer, lap siding and board & batten siding. The single-story pool clubhouse will also employ similar exterior materials.

2. Land Use

Description and Character of Surrounding Area
--

With the exception of the existing homes located in Cobey Creek 1st Plat, the surrounding area is primarily undeveloped/unplatted property. The properties to the east within the city limits of Greenwood are a mix of undeveloped and developed residential lots.



Figure 2 – Aerial photo of the surrounding area

Adjacent Land Uses and Zoning

North:	Future multi-family residential / RP-4 (Planned Apartment Residential)
South (across M-150 Hwy):	Large lot single-family / AG (Agricultural) Vacant ground / CP-2 (Planned Community Commercial District)
East (outside city limit in Greenwood, MO):	Vacant ground / A (Agriculture District) Single-family homes and vacant lots / R-1 (First Dwelling House District)
West:	Vacant ground / AG

Site Characteristics

The subject 96.3 acres is composed of the area platted as Cobey Creek 1st Plat and 33.86 acres of unplatted vacant ground.

Special Considerations

The subject site is located within the M-150 Corridor Development Overlay (CDO) District

3. Project Proposal**Commercial Pad Sites (conceptual only)**

Lot #	Land Use	Lot Area (acres)	Building Size	Floor Area Ratio
288	Credit Union	3.74	5,000 sq. ft.	0.03
289	Restaurant	2.60	6,000 sq. ft.	0.05
290	Auto Parts Store	1.25	6,000 sq. ft.	0.11

Parking (pool/amenity area)

Proposed		Required	
Total parking spaces proposed:	26	Total parking spaces required:	25
Accessible spaces proposed:	2	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Development standards (residential)

	Required	Proposed	Previous PDP
Density	Per Approved Plan	4.02 units /acre	3.14 units/acre
Min. Lot Size	Per Approved Plan	6,600 sq. ft.	8,050 sq. ft
Min. Lot width (Major streets)	Per Approved Plan	n/a	n/a
Min. Lot width (Other streets)	50' or Per Approved PDP	40'	66'

Development standards (commercial)

	Required	Proposed (max.)	Previous PDP
FAR	Per Approved Plan	0.11	0.11
Min. Lot Size	Per Approved Plan	1.25 acres	1.25 acres
Min. Lot width (Major streets)	Per Approved Plan	178'	178'
Min. Lot width (Other streets)	100'	n/a	n/a

Setbacks (Residential)

Yard	Building (Required)	Building (Proposed)
Front	Per Approved Plan	25'
Side	Per Approved Plan	5' (single family & duplex) 10' from lot line and 20-foot separation between buildings (quad-plex)
Rear	Per Approved Plan	20'

Structure(s) Design

Number and Proposed Use of Buildings
159 single-family residences, 65 duplexes and 12 quadplexes
Number of Stories
1 and 2 story buildings

Amenities

Proposed amenities include a pool, clubhouse, playground equipment, and a pickle ball court.



Figure 3 – Proposed club house

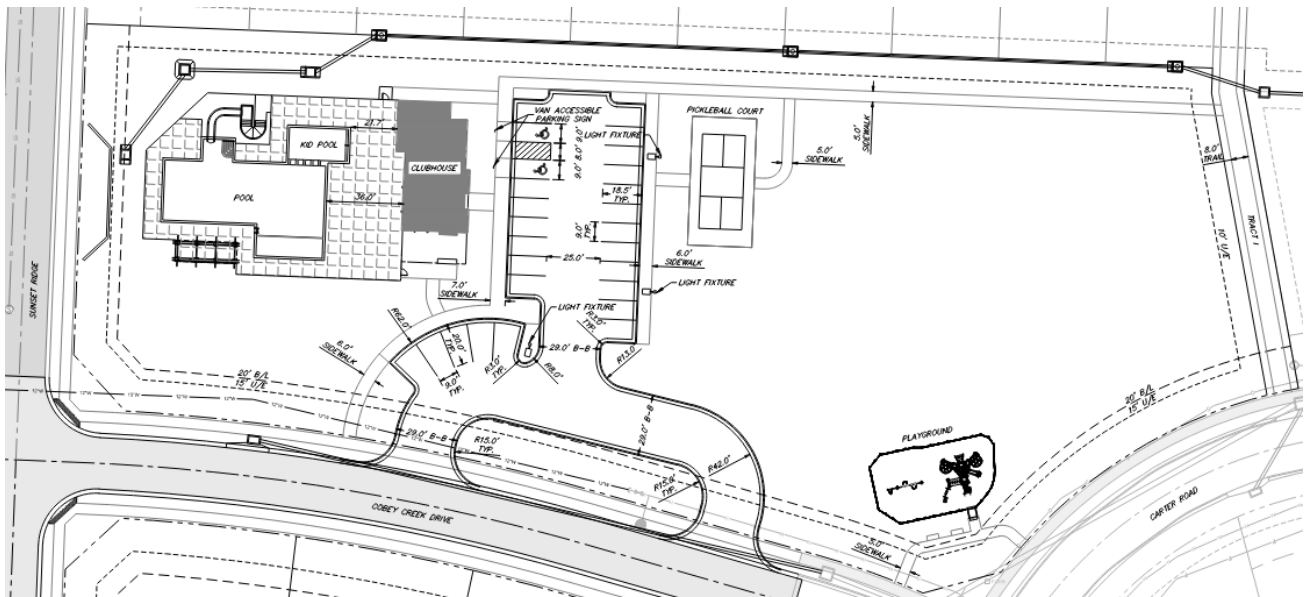


Figure 4 – Proposed amenity site plan

4. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.240	Zoning Districts (PMIX)

Unified Development Ordinance

The proposed mixed use single-family, duplex, quadplex and commercial subdivision is a use permitted by right under the existing PMIX zoning district. The PMIX zoning district was established to allow for greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site and permit a mixture of commercial and residential uses.

Neighborhood Meeting

The applicant hosted a neighborhood meeting at 6:30pm on April 22, 2024. A total of twenty-five (25) members of the public attended the meeting.

A second neighborhood meeting was hosted at 6:00pm on May 9, 2024. A total of twenty-five (25) members of the public attended that meeting as well.

The meeting notes provided by the applicant generally indicate the following questions and/or concerns:

- Type of product being offered
- Rental vs. owner occupied
- Compatibility between new and existing homes
- Traffic improvements
- Questions regarding HOA restrictions and fees
- Proposed amenities
- Construction timeline
- Property value impacts
- Storm water concerns

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	<p>Goal 3.2.A: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Increase the mix of affordable housing.</p> <p>Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.</p>

Comprehensive Plan

The future land use map of the Ignite Comprehensive Plan identifies the subject property as a mix of Residential 1 and Residential 2 land use categories.

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 Residential 2 category is primarily for single-family detached residential development on small lots (4,000-8,599 sq. ft.) and medium-density multi-family residential. The proposed development is compatible with land use categories established by the Comprehensive Plan as well as the surrounding Residential 2 and Residential 3 land use designations recommended for the area by the Ignite Comprehensive Plan.

An objective established by the Comprehensive Plan is to promote diversified housing choices and to increase investment in Lee's Summit by encouraging continued investment in the neighborhoods of 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. The mix of single-family, duplex, and quadplex housing products directly address identified goals in the Comprehensive Plan that call for increasing the mix of housing stock in the city.

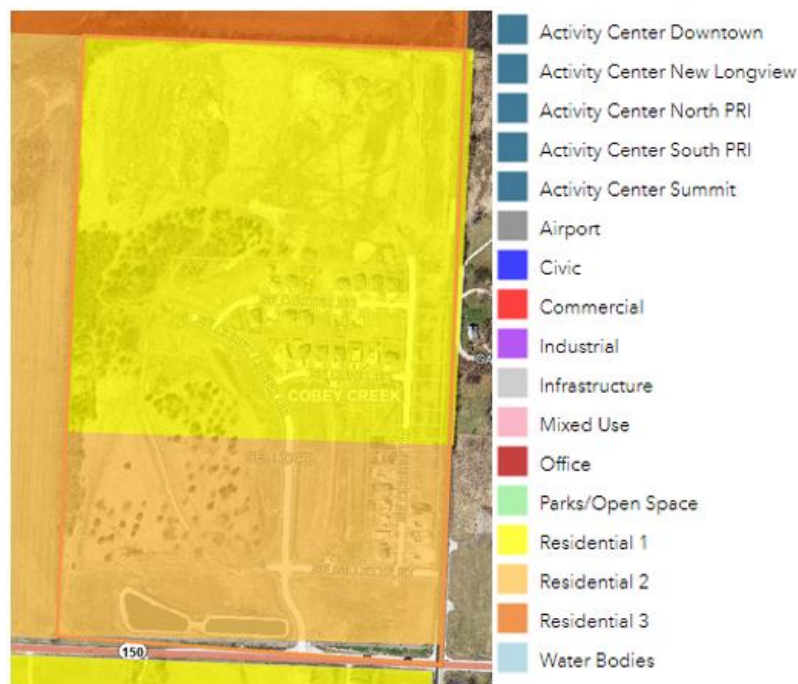


Figure 5 – 2021 Ignite! Comprehensive Plan Future Land Use Map

6. Analysis

Background and History

- July 26, 2018 – The City Council approved a rezoning and preliminary development plan (Appl. #PL2018-050) for the Cobey Creek development by Ordinance No. 8423.
- March 16, 2021 – The City Council approved a final plat (Appl. #PL2018-208) for Cobey Creek, 1st Plat Lots 1-30, 140-159 and Tracts D, E, G, & H by Ordinance No. 9100.

Compatibility

The proposed amended layout of the development complements the existing first plat by positioning housing types that are similar to the existing single-family homes and meet the current covenants, conditions and restrictions of Cobey Creek 1st Plat. To keep a high-quality streetscape throughout the entire development, the elevations, trim and landscape of the proposed amended PDP will equal those used in the first plat.

The proposed narrower lots and quadplexes are situated so that they are all located in the northern portion of the development. The layout of the proposed duplexes are in the same general location as the duplexes that were previously approved. The proposed layout provides a stepped approach from the lower density single-family and duplex products to the higher density narrow lot single-family and quad plex products being offered.

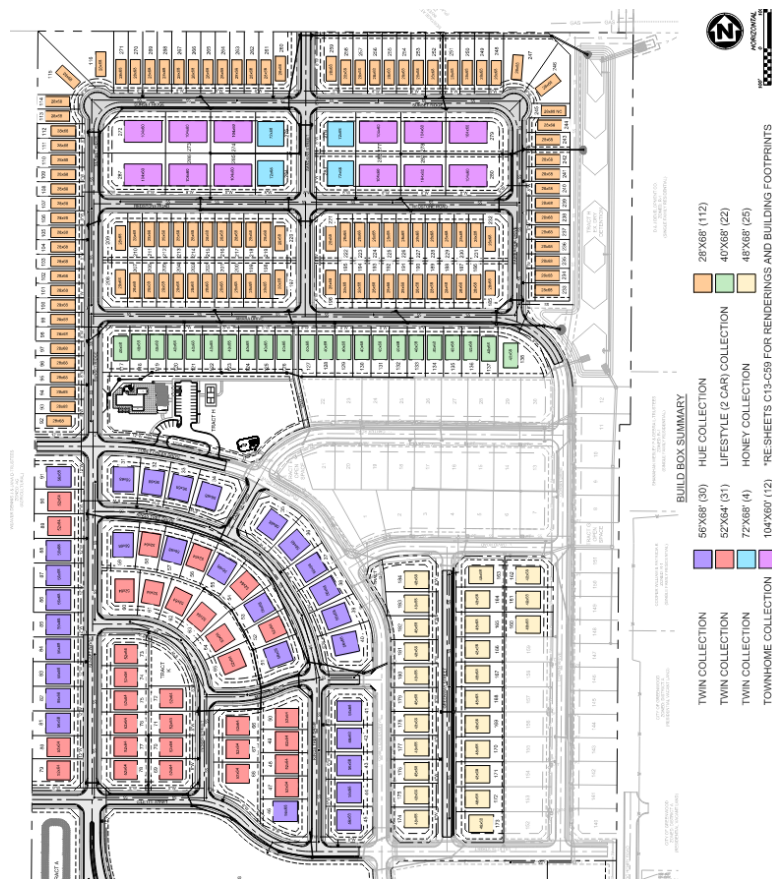


Figure 6 – Proposed housing type site plan

During the approval process of the previous PDP, typical elevations for the proposed duplexes were provided but no single-family elevations were provided. For the subject application, the applicant has provided

elevations for all proposed housing types (i.e., single-family, duplex and quadplexes). The proposed building materials for these homes will include a mix of masonry or stone veneer, lap siding and board & batten siding. The proposed building material palette is comparable to building materials found on the existing single-family homes in Cobey Creek and throughout the community. The elevations below show the previously approved duplex elevations and provide an illustration of a select number of typical elevations proposed with this application. A full set of the proposed elevation are contained in the attached PDP document.



Figure 7 – Previously Approved Duplex Elevation A



Figure 8 – Previously Approved Duplex Elevation B



Figure 9 – Basswood – Transitional – single family home



Figure 10 – Basswood – Farmhouse – single family home



Figure 11 – Tupelo – Transitional – single family home



Figure 12 – Wildflower – Transitional – single family home



Figure 13 – Saffron – farmhouse – single family home (narrow lot)



Figure 14 – Cobalt – farmhouse – single family home (narrow lot)



Figure 15 – Sienna Twin – duplex



Figure 16 – Honeydew Twin - duplex



Figure 17 – Emerald - quadplex



Figure 18 – Juneau - quadplex

Public Infrastructure

Access to the site is proposed from a network of proposed public streets accessing M-150 Highway. Access along M-150 Highway has been reviewed by MoDOT and its conditions for approval are outlined in the Traffic Impact Analysis (TIA) dated May 10, 2024. Access was fully considered from Doc Henry Road as well, but was not permitted by the adjacent jurisdiction/owner. Since access to Doc Henry Road was denied and is located outside the city limits of Lee's Summit, the development proposes to extend right-of-way to the property limit and a public street towards Doc Henry Road to the extent possible within control for a potential future connection. The proposed driveway locations along proposed streets within the development and proposed

street connections along M-150 Highway comply with the City's Access Management Code and MoDOT Access Management Guidelines.

Minimum Lot width

Section 7.250 of the UDO establishes that unless otherwise approved during rezoning or preliminary development plan review, each lot in a subdivision shall have a minimum of 50 feet of frontage on a public or private street. For the subject PDP, the applicant has proposed to construct lots with a minimum street frontage of 40' on a portion of the lots located in the 3rd – 5th phases. These smaller lots will be located in the northern portion of the subdivision and be limited to proposed Lots 92-137 and 185-271 (as indicated in the phasing plan by the green, blue and purple outlined areas in the below figure).

The applicant is proposing to create these narrower lots in an effort to respond to a market demand for homes that are more attainable. These homes will meet the demand for homes that are often described as the “missing middle” housing stock. The narrower lots allow for a more efficient use of the available land while still preserving the ability to construct a high-quality structure. The proposed lot widths are comparable to existing lot widths in the New Longview, Arborwalk and Osage residential subdivisions. For these reasons, staff believes the request is reasonable and supports the proposed 40' lot widths as show in the PDP.



Figure 19 – Proposed Phasing Plan

M-150 CDO design standards

The subject property is located within the boundaries of the M-150 Corridor Development Overlay (CDO) District. The purpose of the CDO is to facilitate the development of property in the M-150 corridor in accordance with the M-150 Sustainable Corridor Vision and Framework Plan (M-150 Corridor Plan) with the

highest possible levels of community and building design consistent with the healthy economic development and redevelopment of the plan area. At the time of their development, the commercial pad sites will be required to meet all CDO design requirements.

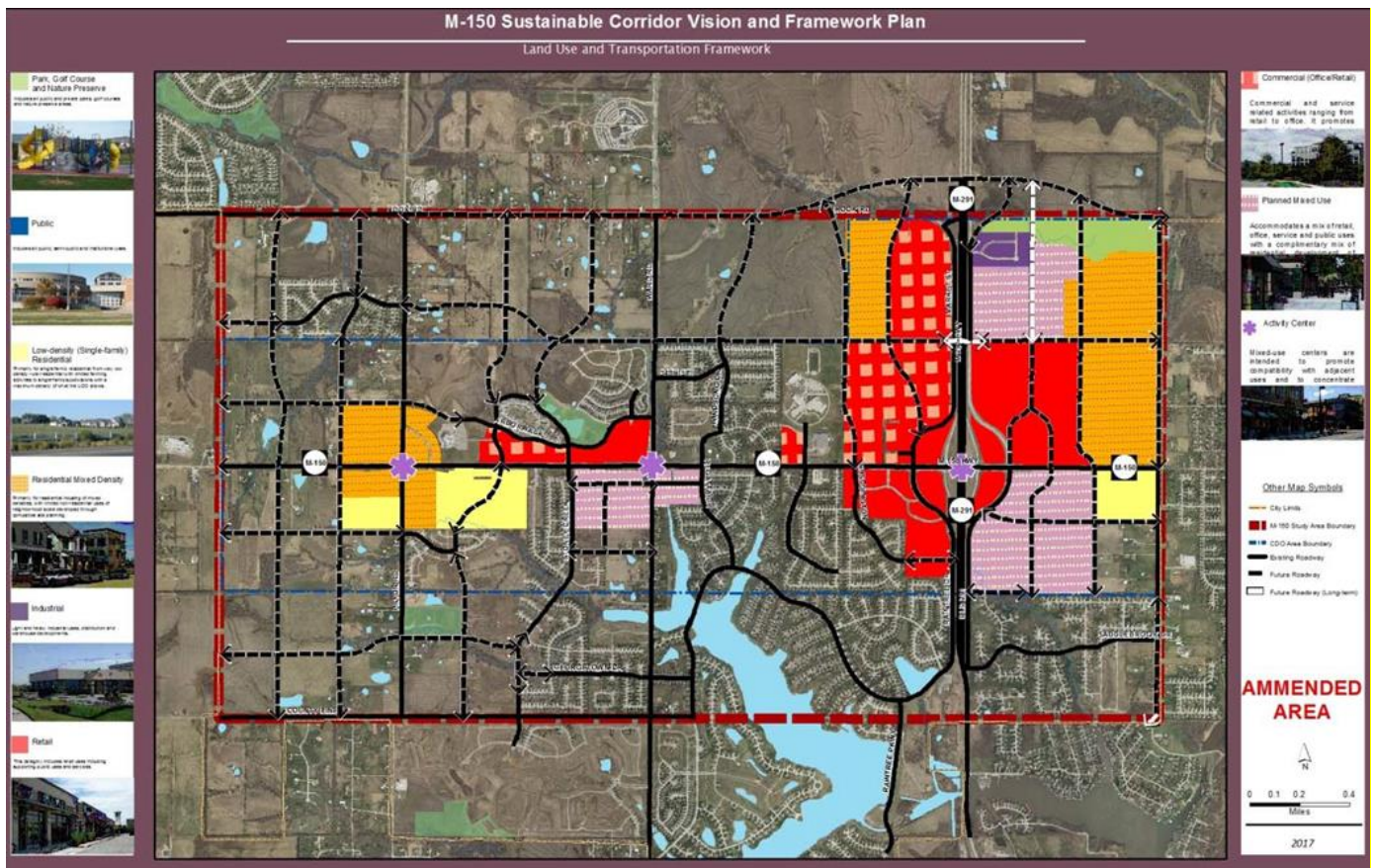


Figure 20 – CDO Land Use Map

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

1. A 12-inch water main shall be extended to the north plat boundary along SE Sunset Ridge and SE Sanders Street.
2. Parking shall only be allowed only on one side of the road on SE Sunset Ridge north of SE Cobey Creek Drive, SE Amara Drive, SE Redstone Drive, and SE Fairbrook Drive.
3. Development shall be in accordance with the preliminary development plan dated March 22, 2024, and revised April 23, 2024.
4. Development shall be in accordance Traffic Impact Analysis dated May 10, 2024.

Standard Conditions of Approval

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. 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. 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.
12. 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."
13. 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.
14. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
15. 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.
16. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.