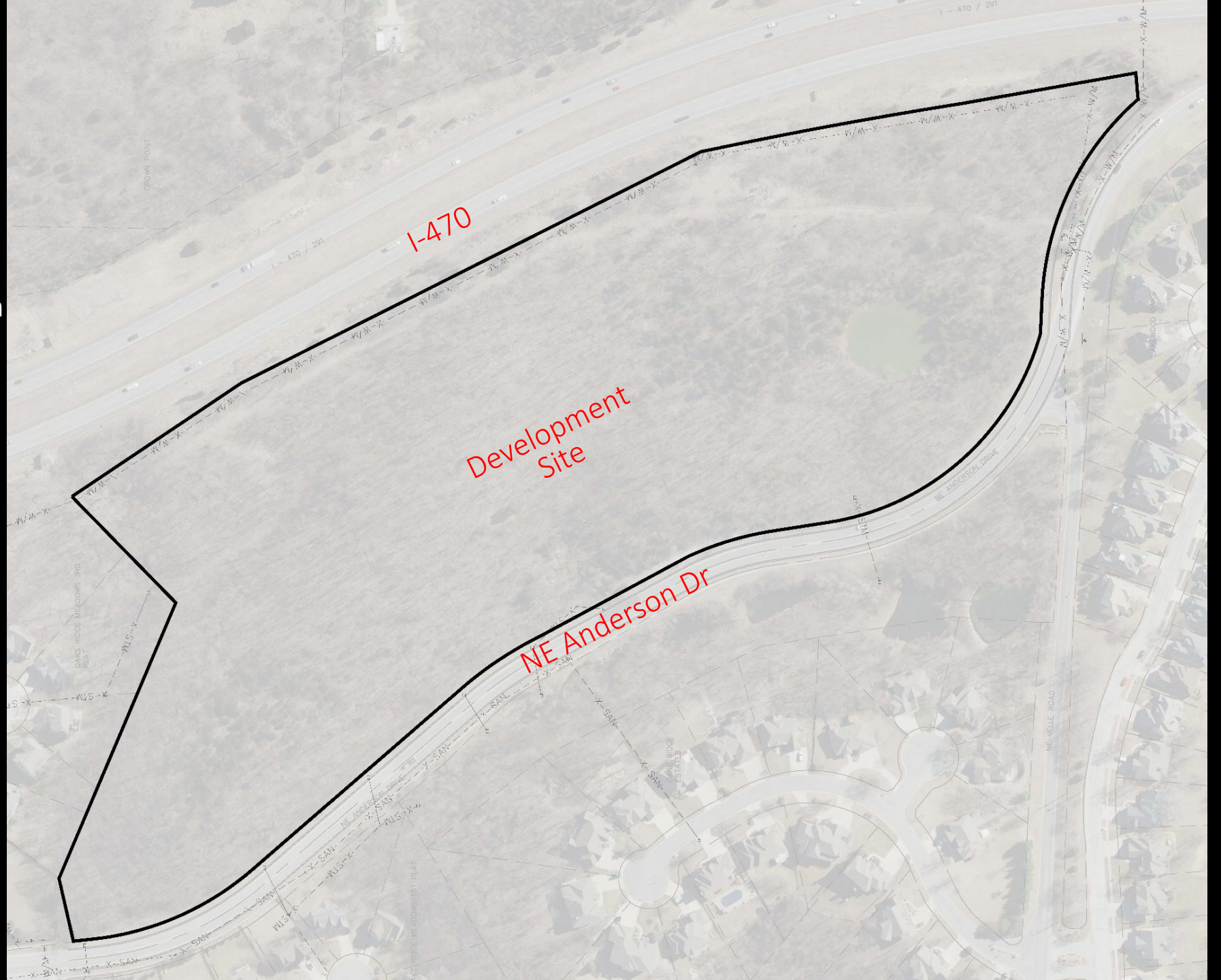


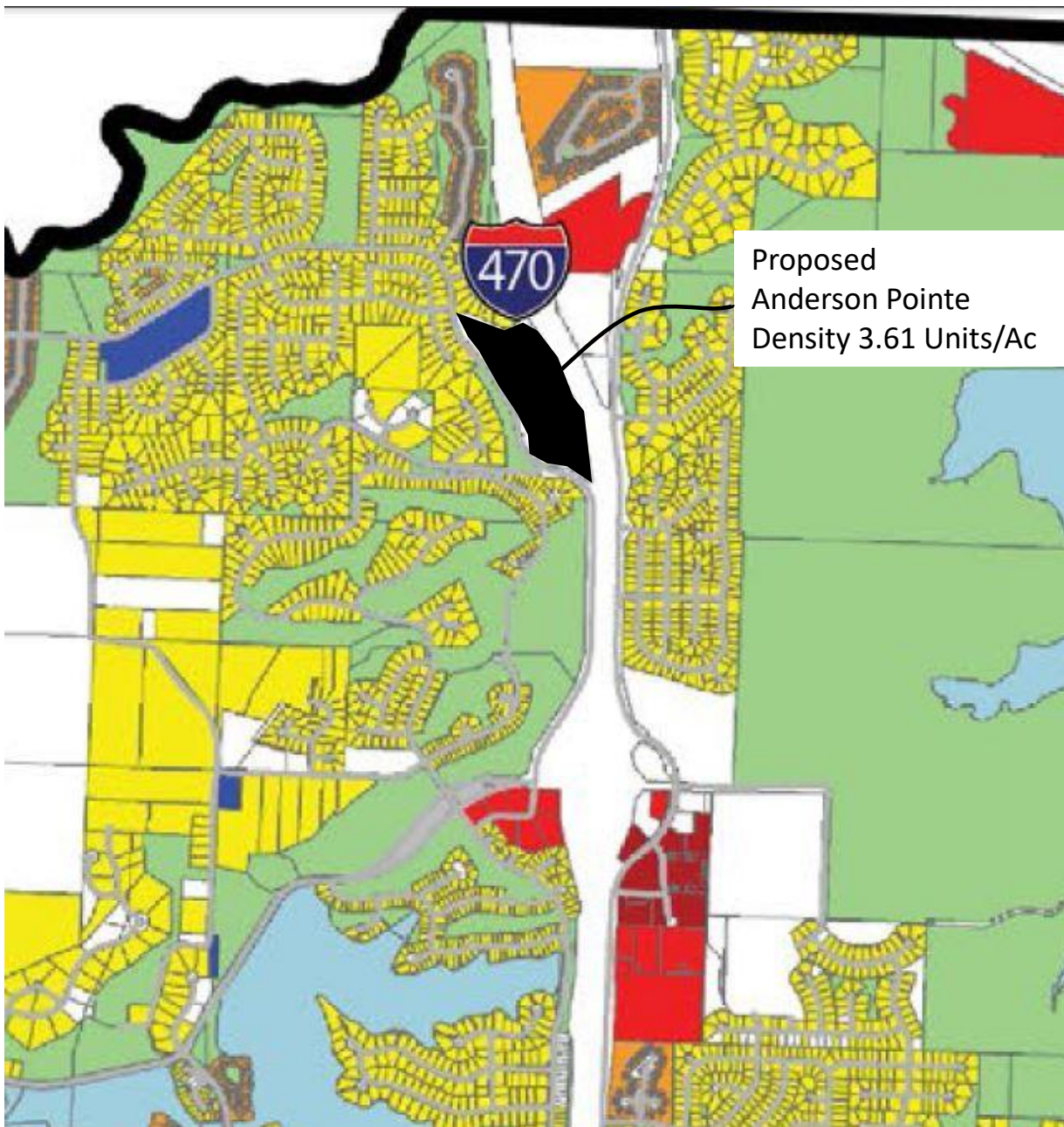
Anderson Point  
Lee's Summit, MO

PL2021-450  
Rezoning from AG to RP-3  
&  
Preliminary Development Plan





Total Area	23.73 acres (1,033,784.75 sq. ft.)	
Site Area	23.73 Acres	
Building	165,634 sq. ft.	
Driveway	81,376 sq. ft.	
Sidewalk	29,665 sq. ft.	
Street	94,175 sq. ft.	
Impervious Area	370,850 sq. ft. (35.87% of Site)	
Common Ground	7.61 Acres (32.10% of Site)	
Total Units	86	
Total Lots	76	
Density	3.62 units per acre	
Tracts	5	
A	5,395.29 sf (Parking / Pool)	
B	269,381.90 sf (Open Space/Detention)	
C	68,751.19 sf (Detention)	
D	3,345.62 sf (Parking)	
E	4,601.01 sf (Parking / Play Set)	
Parking:		
Required	172 Standard ( 0 ADA Accessible)	
Provided		
Driveway	2 PER UNIT = 172	
Garage	2 PER UNIT = 172	
Total per Unit	86 UNITS x 4 = 344	
Common/Visitor	29	
Total Parking Spaces	373	



Existing Land Use Map

Future Land Use Map

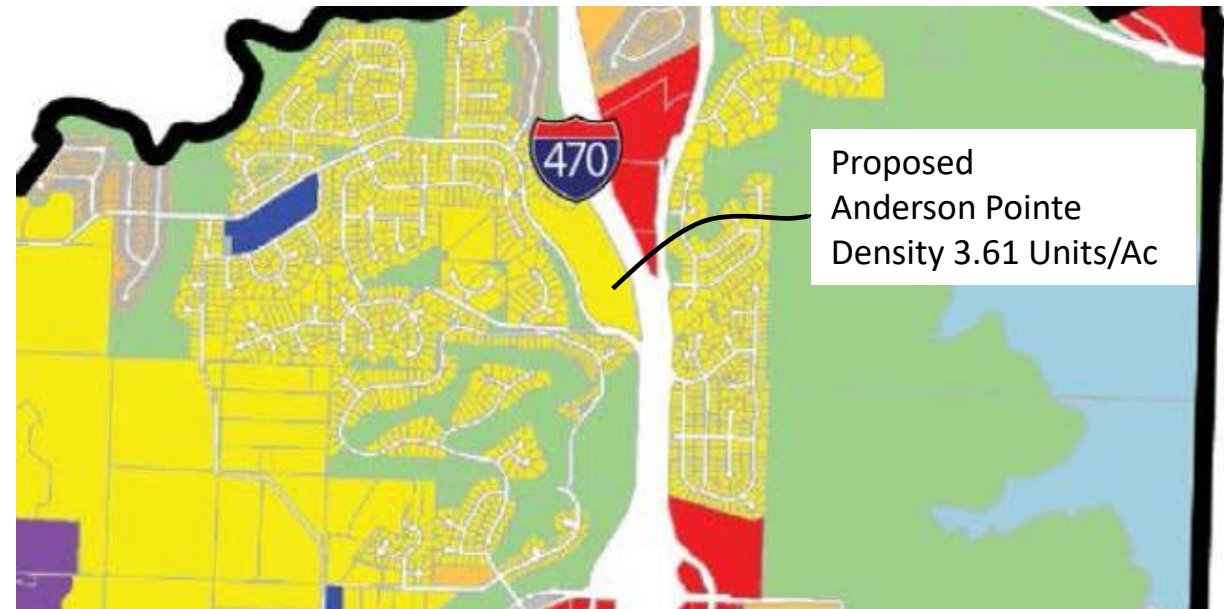


Table 6-2  
Minimum Lot Sizes

EXPAND

Zoning District	Density*	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1	4 units/acre 6/acre w/bonuses	6,600 s.f.	NA	60 feet (s.f.) - Clusters may vary (determined at preliminary plan approval)
RP-2	7.5 units/acre	6,000 s.f. (Single-Family) 4,500 s.f. (Duplex)	NA	60 feet (Single-Family); Clusters may vary (determined at preliminary plan approval) 80 feet (Duplex)
RP-3	10 units/acre	4,000 s.f.	NA	50 feet (s.f.) — Clusters may vary (determined at preliminary plan approval) 35 feet per unit for Duplex, Triplex or Quadplex
RP-4	12 units/acre	3,500 s.f.	Per Approved	Per Approved Plan

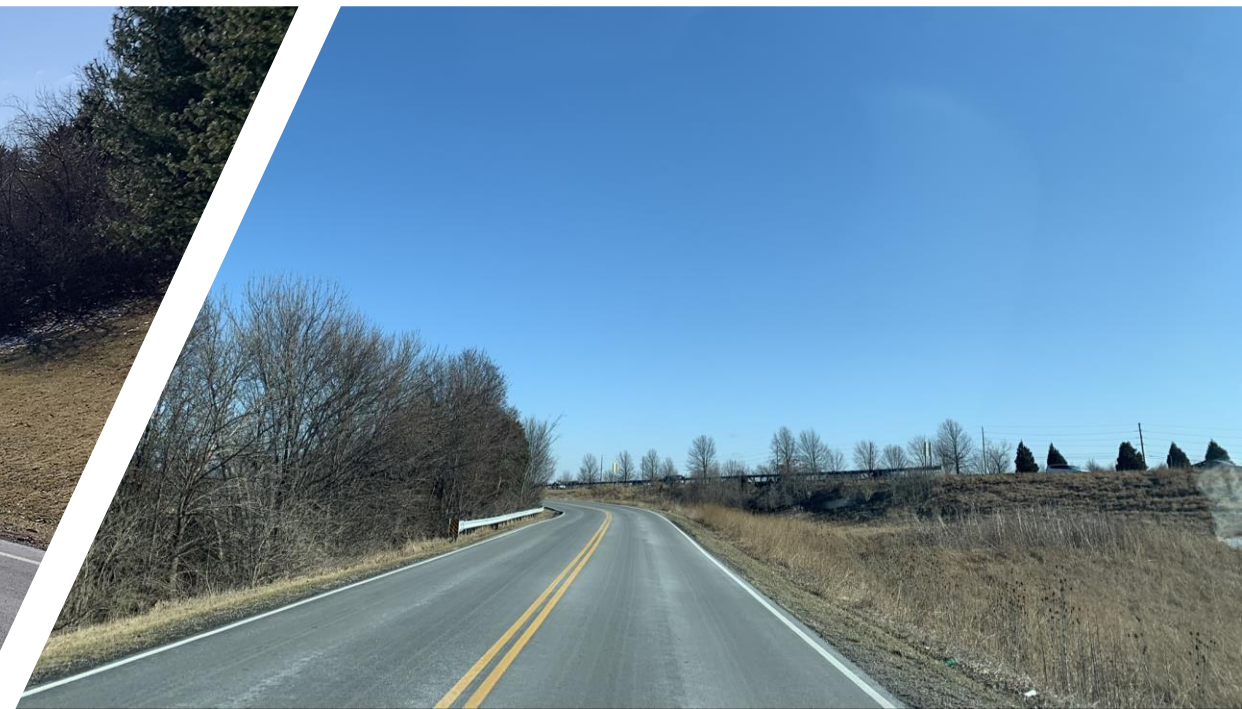
# Zoning Comparison

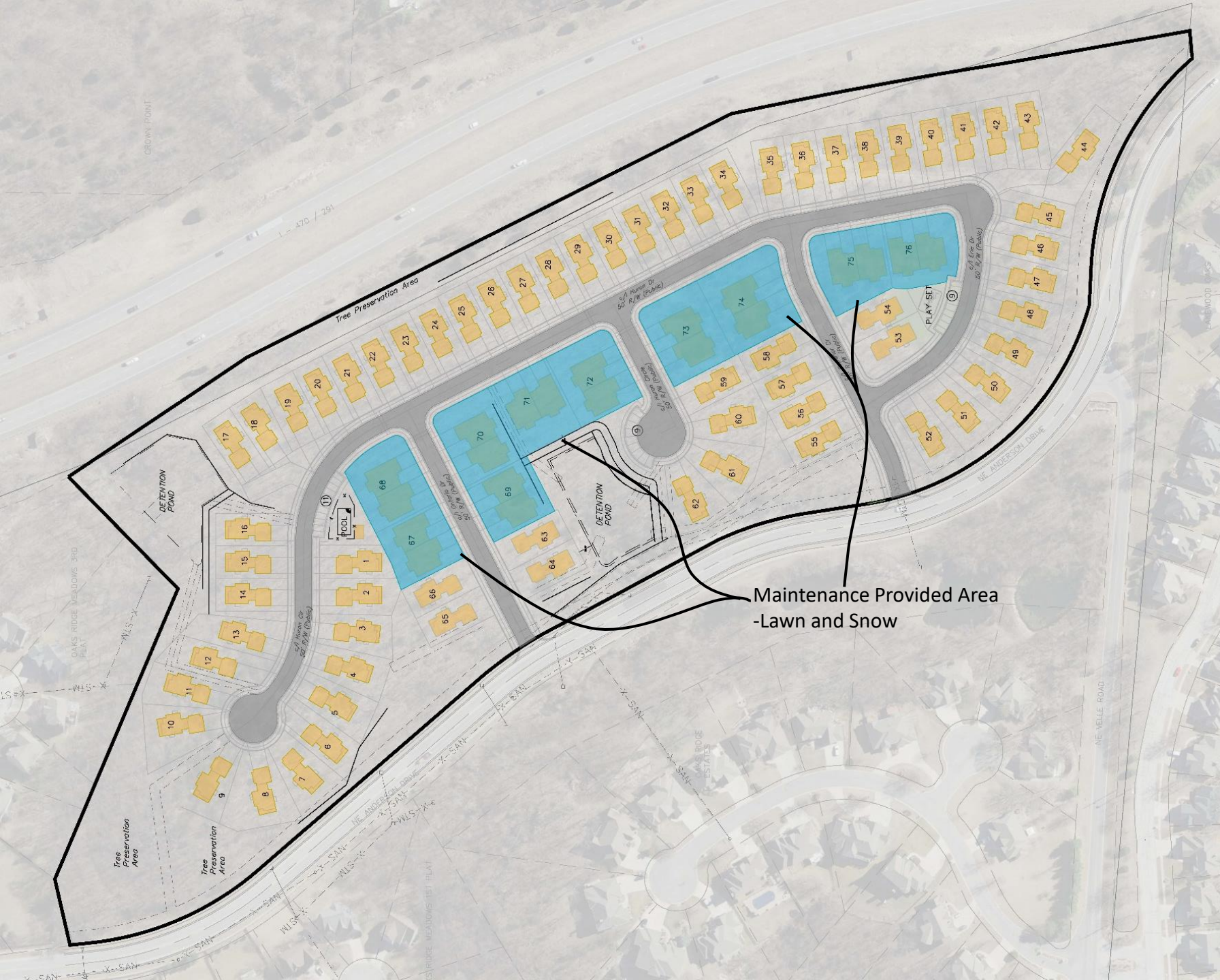
	Density	Minimum Lot Width	Minimum Lot Area
R-1	4 Units / Acre	70 Feet	8,400 sf
RP-3	10 Units / Acre	50 Feet (SF) 70 Feet (Duplex)	4,000 sf
Project	3.61 Units / Acre	50 Feet (SF) 95 Feet (Duplex)	5,500 sf

Preliminary Development Plan Approval establishes the project parameters

- Density
- Building Types / Materials
- Amenities







Maintenance Provided Area  
-Lawn and Snow

Total Area	23.73 acres (1,033,784.75 sq. ft.)	
Total Units	86	
Total Lots	76	
Density	3.62 units per acre	
66 Single Family Units		
20 Duplex Units		
Parking:		
Required	172 Standard	
Provided		
Driveway	2 PER UNIT = 172	
Garage	2 PER UNIT = 172	
Total per Unit	86 UNITS x 4 = 344	
Common/Visitor	29	
Total Parking Spaces	373	



Total Area  
23.73 acres (1,033,784.75 sq. ft.)

Open Space  
7.61 Acres  
(32.10% of Site)

Tracts	5	
A	5,395.29 sf	(Parking / Pool)
B	269,381.90 sf	(Open Space/Detention)
C	68,751.19 sf	(Detention)
D	3,345.62 sf	(Parking)
E	4,601.01 sf	(Parking / Play Set)

Tree Preservation Areas  
128,366 sf (2.95 Ac.)

Playground

Community Pool



# COMMUNITY MEETINGS

## •Neighborhood Meeting

Meeting Date  
Location

January 20, 2022  
Via Zoom

### Questions

Strain on city utilities, most importantly city sewer systems, which currently run at maximum capacity as well as diminished water pressure.

Overcrowding of Voy Spears Elementary School.

Emergency response strain with additional residences and traffic.

Residential percentages in the city being well above 80% and not creating a healthy balance of residential, business and industrial development.

Destruction of a natural habitat for many wildlife including, but not limited to: deer, coyotes, bobcats, foxes and birds.

Noise infiltration from I-470 with the elimination of the tree buffer.

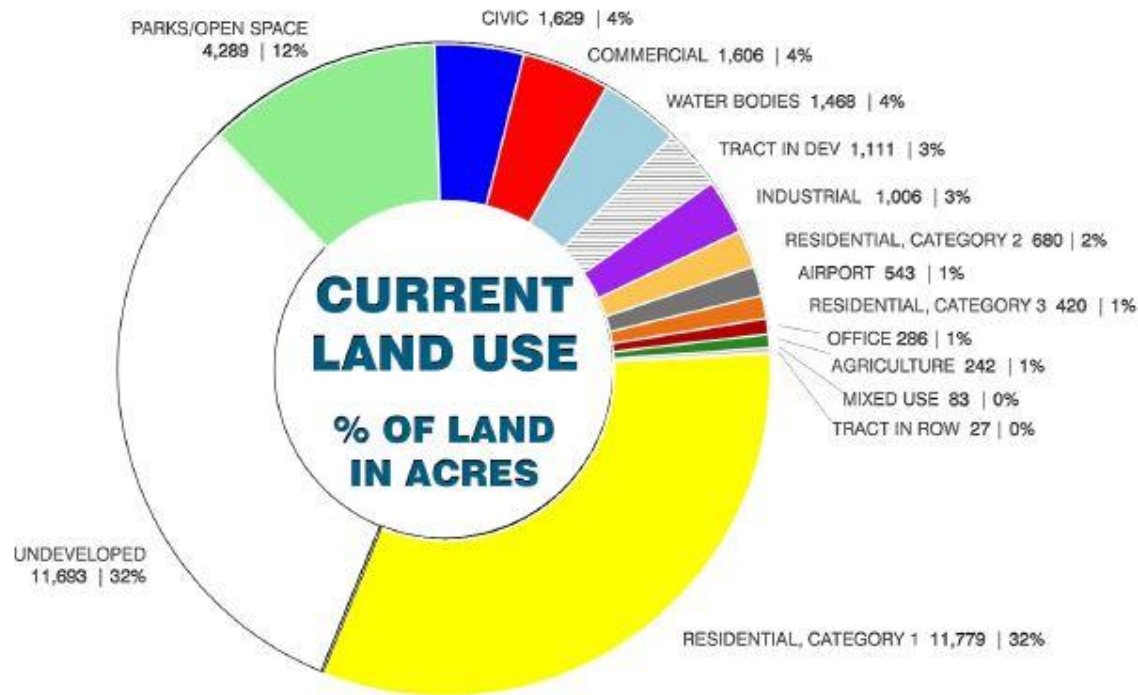
A less than desirable view and first impression of Lee's Summit as you enter city limits and are greeted with homes that are crowded up against the highway.

Traffic and safety impacts to Anderson Road and the lack of visibility with two new proposed entrances.

Traffic impacts to the Lakewood Blvd exit from I-470.

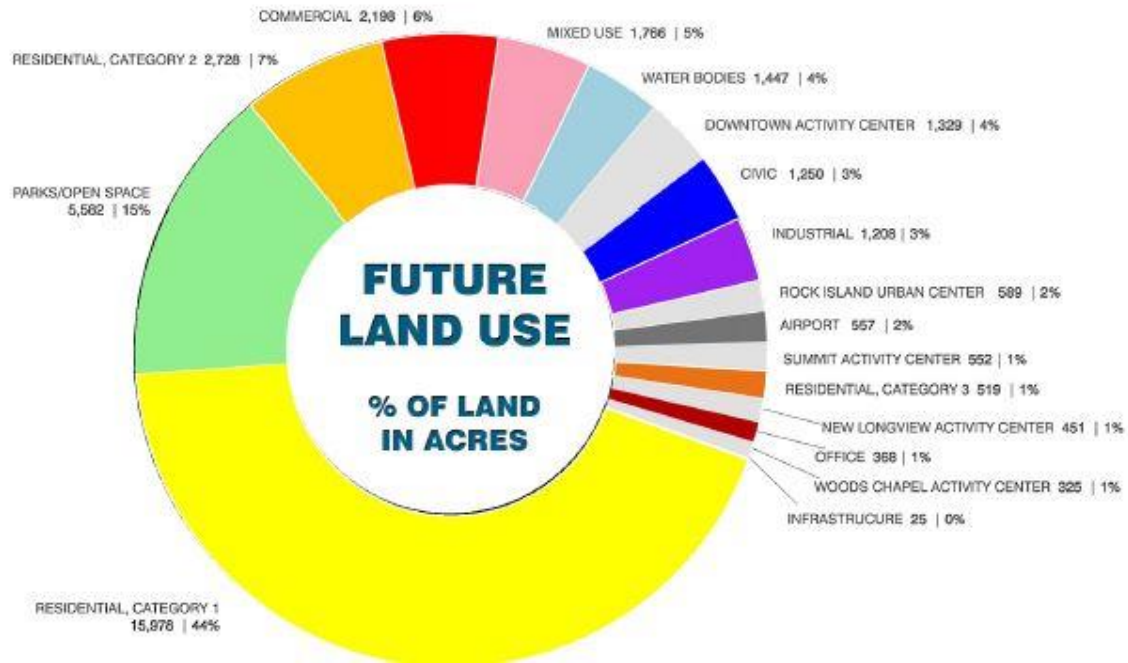
Excessive rainwater runoff to an area and neighborhood already prone to street and land flooding.





Land Use information taken from Ignite Comprehensive Plan

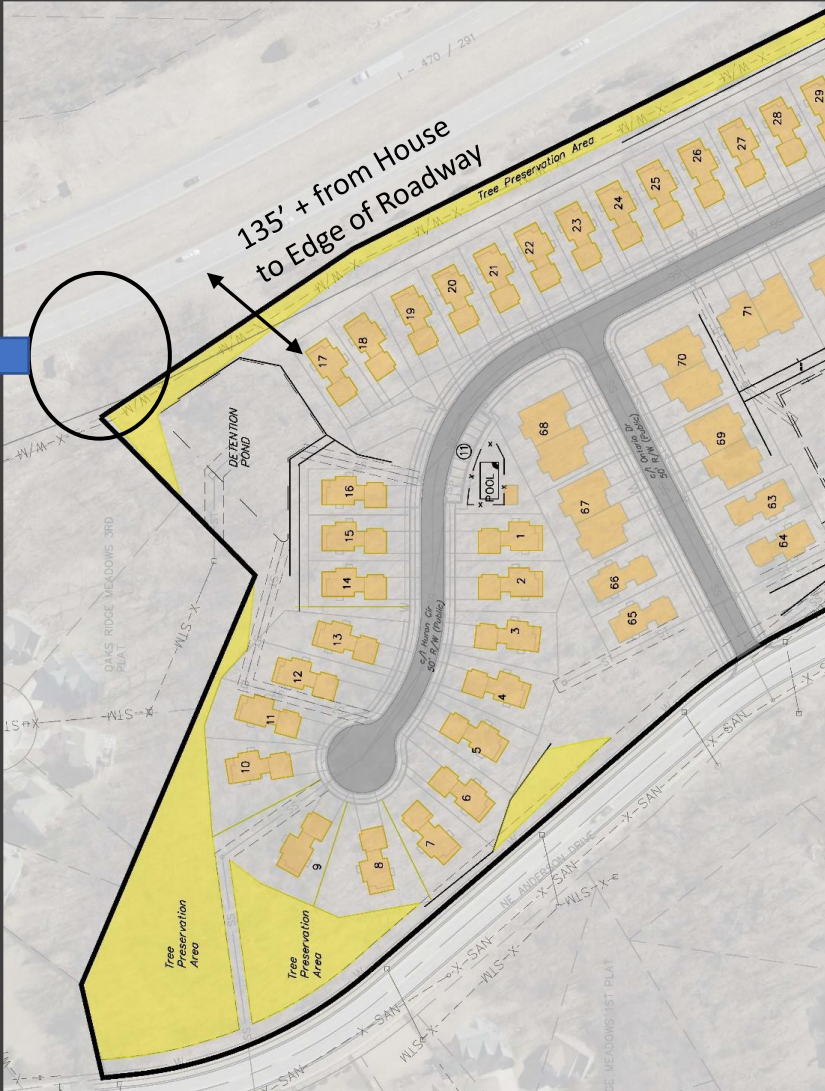
- Current Resident Use 35%
- Current Commercial Use 5%
- Current Industrial Use 3%
  
- Future Residential Use 52%
- Future Commercial Use 7%
- Future Industrial Use 3%





Tree Preservation along perimeter of property

-7.61 Acres of Open Space



**TABLE 2: PROPOSED DEVELOPMENT TRIP GENERATION**

Land Use Description	ITE LUC	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	66 Dwelling Units	688	13	38	51	42	25	67
Single-Family Attached Housing	215	20 Dwelling Units	144	3	7	10	6	5	11
<b>Total Proposed Development Trips</b>			<b>832</b>	<b>16</b>	<b>45</b>	<b>61</b>	<b>48</b>	<b>30</b>	<b>78</b>

## Traffic Concerns

Traffic and safety impacts to Anderson Road and the lack of visibility with two new proposed entrances.

Traffic impacts to the Lakewood Blvd exit from I-470.

**TABLE 5: EXISTING YEAR (2022) PEAK HOUR CONDITIONS**

Intersection	Control	Approach	Operational Analysis Results					
			AM Peak Hour			PM Peak Hour		
			Delay (sec/veh)	LOS	95% Queue	Delay (sec/veh)	LOS	95% Queue
Lakewood Blvd. & Anderson Drive	Traffic Signal	EB LT	16.8	B	< 50'	17.1	B	< 50'
		EB RT/Thru	20.8	C	129'	19.3	B	106'
		WB LT	15.7	B	56'	15.5	B	67'
		WB Thru	17.4	B	151'	20.3	C	289'
		WB RT	18.6	B	< 50'	23.1	C	59'
		NB	24.9	C	< 50'	30.1	C	68'
		SB LT	15.7	B	168'	19.1	B	203'
SB RT/Thru	9.7	A	< 50'	12.9	B	< 50'		
Anderson Drive & Velie Road	Two-Way Stop	Intersection	18.2	B	< 50'	20.8	C	< 50'
		NB LT	7.8	A	< 50'	8.0	A	< 50'
		EB	10.1	B	< 50'	11.8	B	< 50'

**TABLE 7: EXISTING + APPROVED + PROPOSED DEV. PEAK HOUR CONDITIONS**

Intersection	Control	Approach	Operational Analysis Results					
			AM Peak Hour			PM Peak Hour		
			Delay (sec/veh)	LOS	95% Queue	Delay (sec/veh)	LOS	95% Queue
Lakewood Blvd. & Anderson Drive	Traffic Signal	EB LT	17.5	B	< 50'	17.5	B	< 50'
		EB RT/Thru	21.8	C	129'	19.7	B	109'
		WB LT	16.5	B	55'	15.9	B	67'
		WB Thru	18.6	B	156'	21.0	C	293'
		WB RT	20.5	C	< 50'	27.4	C	61'
		NB	25.5	C	< 50'	33.2	C	68'
		SB LT	15.7	B	191'	21.0	C	226'
SB RT/Thru	9.5	A	< 50'	14.1	B	< 50'		
Anderson Drive & Velie Road	Two-Way Stop	Intersection	19.0	B	< 50'	22.7	C	< 50'
		NB LT	7.9	A	< 50'	8.1	A	< 50'
		EB	10.3	B	< 50'	12.2	B	< 50'

**TABLE 1: ANDERSON DRIVE DAILY TRAFFIC VOLUME**

Location	Northbound Volume	Southbound Volume	Total Volume
Anderson Drive north of Lakewood Boulevard	2,781	2,708	5,489

10% Reduction In Traffic Volume





Zone AE  
100 Year Flood Plain

Zone X  
-Areas of 0.2% Flood  
-Areas of 1% Flood with Depth Less than 1 foot  
-Drainage Area Less than 1 Sq. Mile

Point B

Point A

## Stormwater Concerns

Excessive rainwater runoff to an area and neighborhood already prone to street and land flooding.

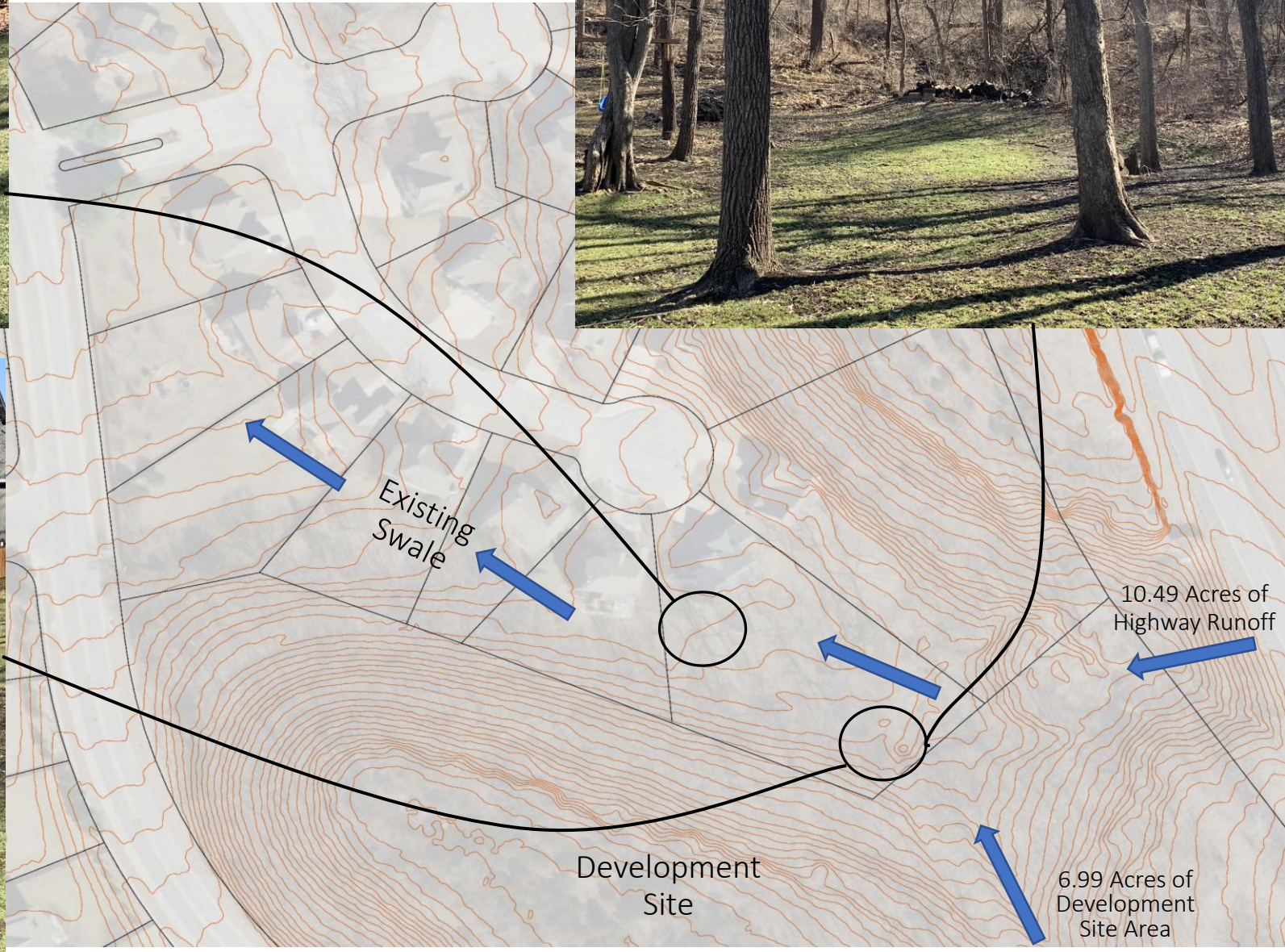
- Overland Flow
- Minimal Ground Cover
- Lowland

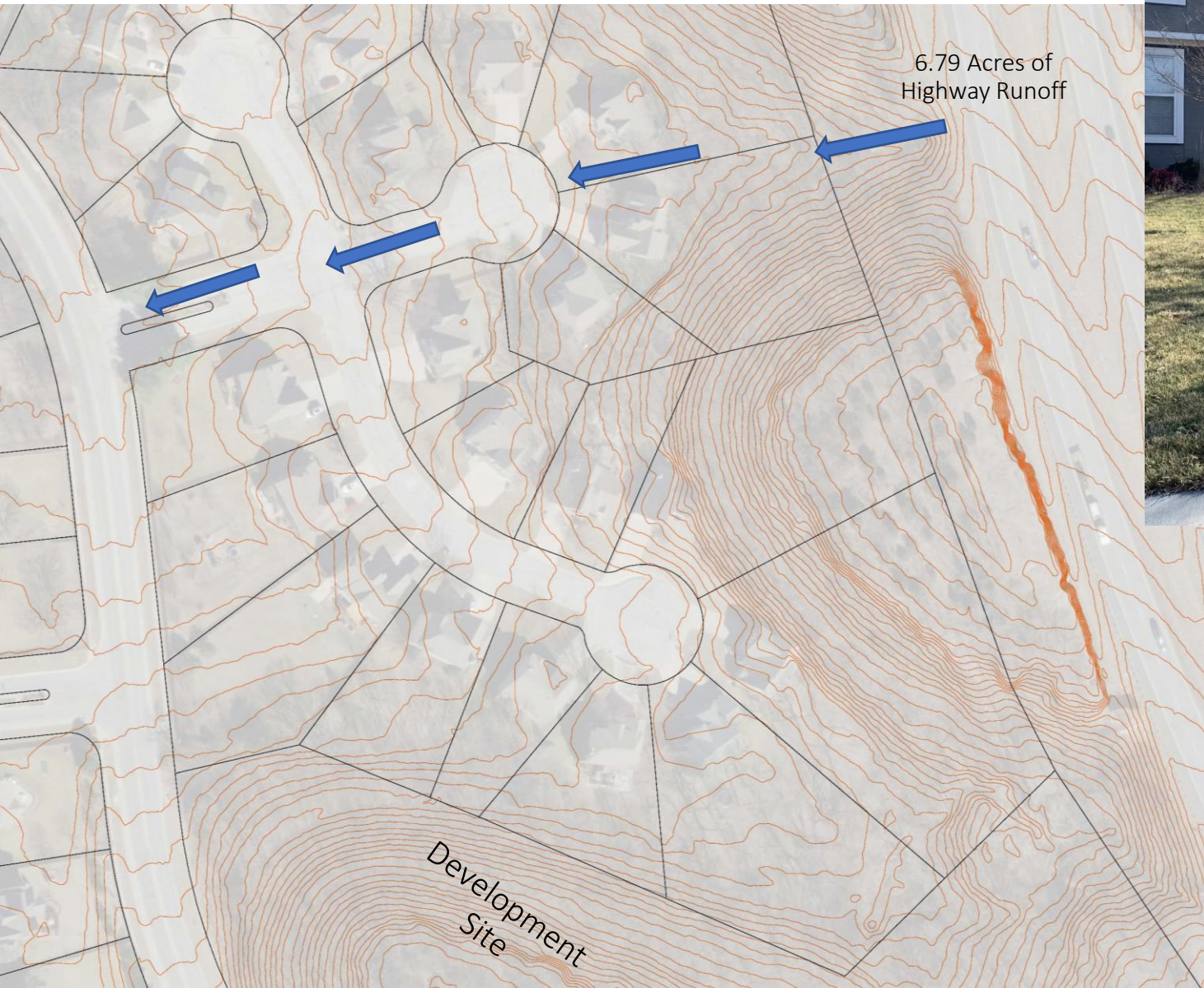
A request has been made to increase the allowable release rate at Point A. This increased release rate will still be more than 50% below the existing flow rates.



Lowland Areas within Existing Development

	Condition	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
Point A	Existing	26.86	55.47	101.43
	Allowable	7.38	29.52	44.28
	Difference	-19.48	-25.95	-57.15
Point B	Existing	14.69	29.94	54.46
	Allowable	3.50	13.98	20.97
	Difference	-11.19	-15.96	-33.49











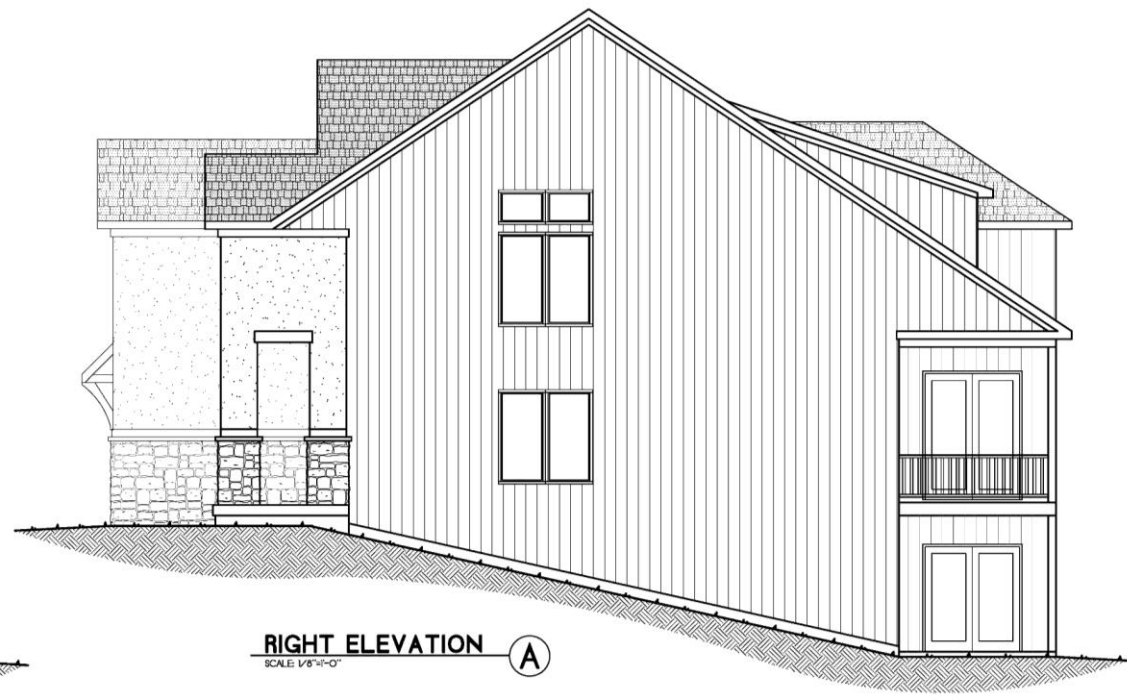
- Acceptable materials for exterior siding of homes
- Wood Panel, Shingle
  - Stone or Brick Veneer
  - Real Brick or Stone
  - Fiber Cement Lap Siding, Panel or Shingle
  - Stucco

**FRONT ELEVATION** (A)  
SCALE 1/4"=1'-0"

**2-STORY PLAN #1 GOES WITH THIS ELEVATION SET "A"**



**REAR ELEVATION** (A)  
SCALE 1/8"=1'-0"



**RIGHT ELEVATION** (A)  
SCALE 1/8"=1'-0"





Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle
- Stucco

STORY & HALF PLAN #1 GOES WITH THIS ELEVATION SET "A"





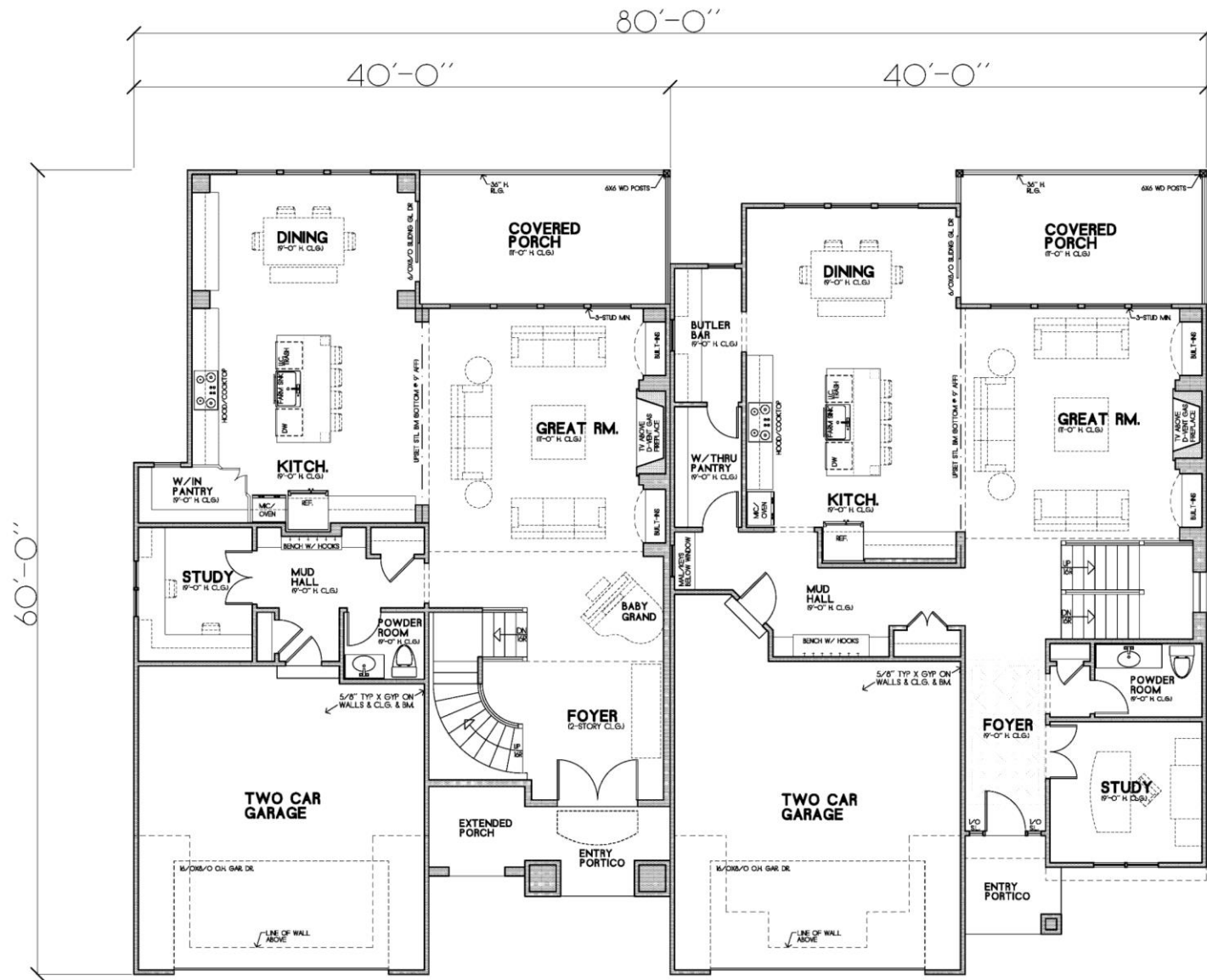


**FRONT ELEVATION**  
SCALE 1/4"=1'-0"



**REAR ELEVATION**  
SCALE 1/8"=1'-0"

DUPLEX - 2-STORY



# DUPLEX - 2-STORY PLAN

Unit #1 Description  
 3 Bedroom  
 2.5 Bath  
 2,617 sf

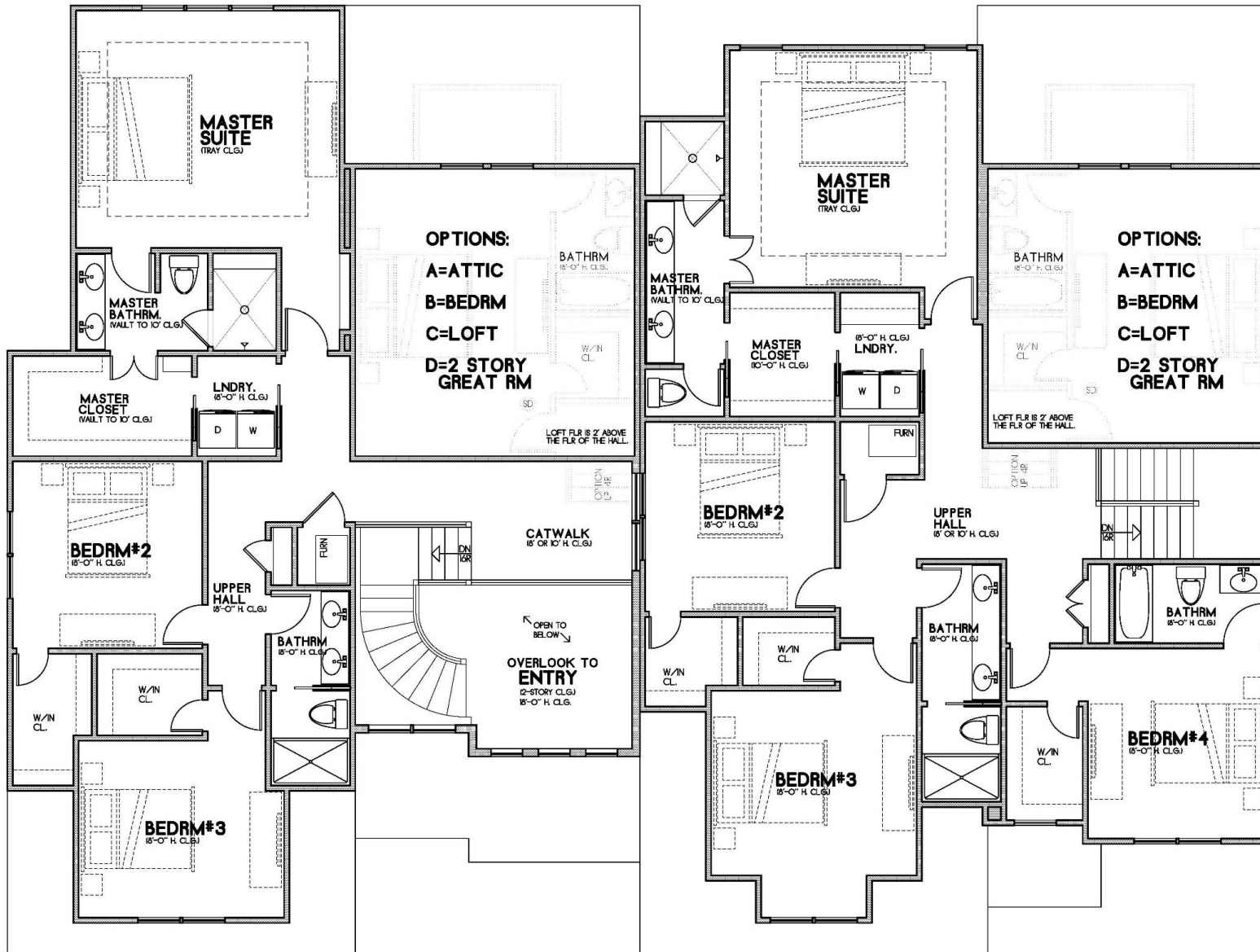
Optional Modification  
 4 Bedroom  
 3.5 Bath  
 2,950 sf

Unit #2 Description  
 4 Bedroom  
 3.5 Bath  
 2,893 sf

Optional Modification  
 5 Bedroom  
 4.5 Bath  
 3,211 sf

**MAIN FLOOR PLAN**  
 SCALE 1/4"=1'-0" AREA= 1,385 SF **1** **A**

**MAIN FLOOR PLAN**  
 SCALE 1/4"=1'-0" AREA= 1,426 SF **2** **A**



Unit #1 Description  
 3 Bedroom  
 2.5 Bath  
 2,617 sf

Optional Modification  
 4 Bedroom  
 3.5 Bath  
 2,950 sf

Unit #2 Description  
 4 Bedroom  
 3.5 Bath  
 2,893 sf

Optional Modification  
 5 Bedroom  
 4.5 Bath  
 3,211 sf

**UPPER FLOOR PLAN**

SCALE 1/4"=1'-0" AREA= 1,232 SF  
 PLUS OPTIONAL AREA= 333 SF

1  
A

**UPPER FLOOR PLAN**

SCALE 1/4"=1'-0" AREA= 1,467 SF  
 PLUS OPTIONAL AREA= 318 SF

2  
A



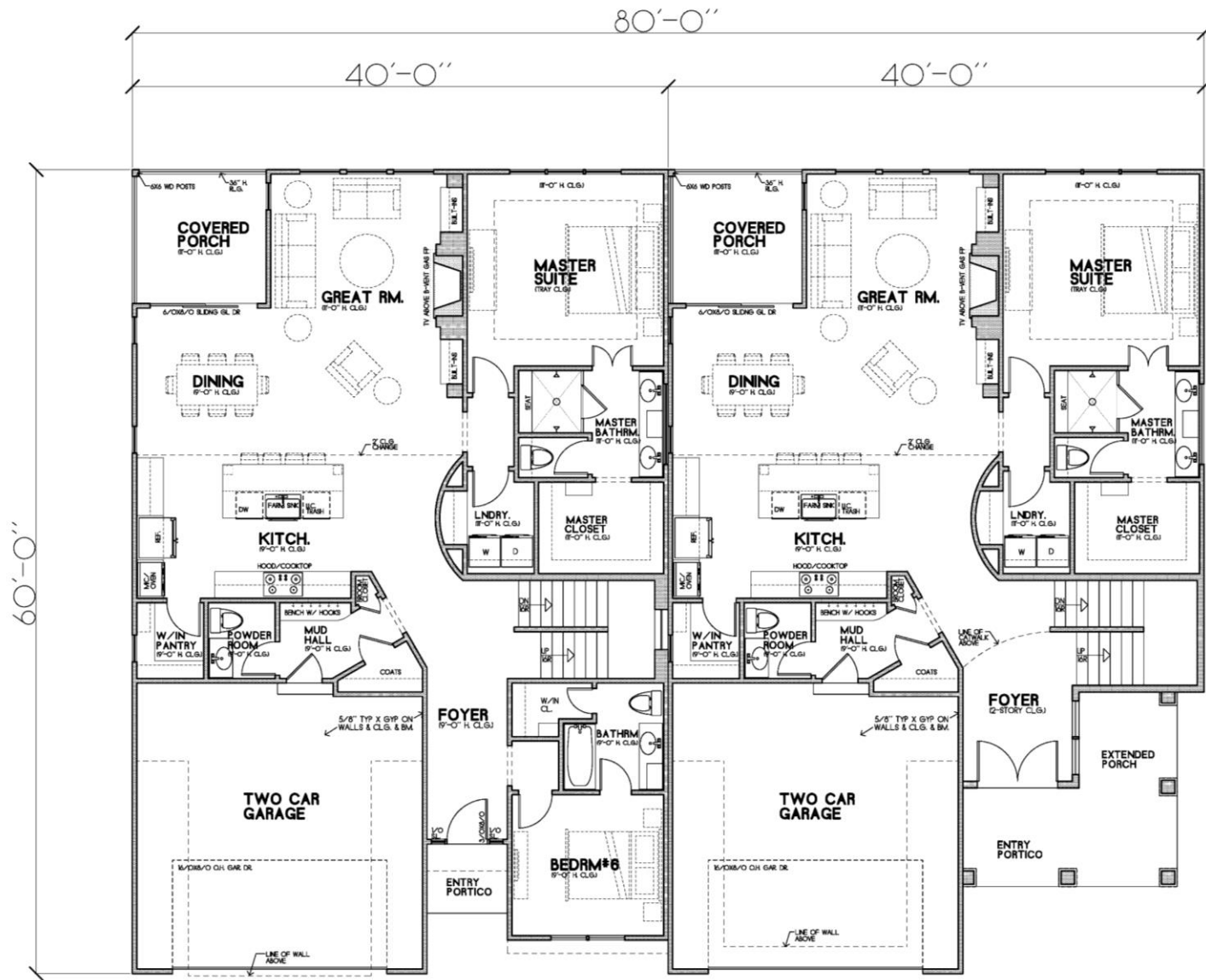
**FRONT ELEVATION**  
SCALE 1/4"=1'-0"



**REAR ELEVATION**  
SCALE 1/8"=1'-0"

DUPLEX - STORY & HALF





**MAIN FLOOR PLAN**  
 SCALE: 1/4"=1'-0" AREA= 1,740 SF **2**  
**A**

**MAIN FLOOR PLAN**  
 SCALE: 1/4"=1'-0" AREA= 1,498 SF **1**  
**A**

**DUPLEX - STORY & HALF PLAN**

Unit #1 Description  
 4 Bedroom  
 3.5 Bath  
 2,621 sf

Unit #2 Description  
 6 Bedroom  
 5.5 Bath  
 3,248 sf



Unit #1 Description  
 4 Bedroom  
 3.5 Bath  
 2,621 sf

Unit #2 Description  
 6 Bedroom  
 5.5 Bath  
 3,2484 sf

**UPPER FLOOR PLAN**

SCALE 1/4"=1'-0" AREA= 1,508 SF

2  
A

**UPPER FLOOR PLAN**

SCALE 1/4"=1'-0" AREA= 1,123 SF

1  
A

Lakewood Sales (Past 12 Months)									
	Bd	Bth	SqFt	\$/SqFt	Orig Price	List Price	Sale Price	SP%LP	
Min		2	1.1	1,086	\$66.42	\$169,900	\$169,900	\$170,400	78%
Max		6	5.2	7,322	\$247.75	\$4,299,000	\$1,339,000	\$1,465,000	116%
Avg		4	3.1	3,601	\$136.03	\$528,164	\$489,079	\$489,316	101%
Med		4	3.1	3,307	\$129.50	\$429,900	\$425,000	\$430,000	100%

Oaks Ridge Sales (Past 12 Months)									
	Bd	Bth	SqFt	\$/SqFt	Orig Price	List Price	Sale Price	SP%LP	
Min		2	2.1	1,142	\$95.61	\$137,500	\$137,500	\$140,000	96
Max		5	4.1	48,559	\$171.28	\$499,900	\$499,900	\$540,000	116
Avg		3	2.6	2,088	\$123.46	\$249,622	\$249,793	\$258,371	104
Med		3	2.1	1,439	\$122.60	\$169,900	\$170,000	\$175,500	103

## Expected Sales

Single Family Lots (\$450,000 per House)

-2 Story Homes

2,617 sf (\$171.95/sf)

-1.5 Story Homes

2,621 sf (\$171.69/sf)

Duplex Lots (\$425,000 per unit)

-2 Story Units

2,617 sf (\$162.40/sf)

-1.5 Story Units

2,621 sf (\$162.15/sf)

# Questions

