



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-217
File Name	REZONING from R-1 to RP-1 and RP-3 and PRELIMINARY DEVELOPMENT PLAN – Townhomes of Chapel Ridge
Applicant	Engineering Solutions, LLC, applicant
Property Address	4060 NE Ralph Powell Rd
Planning Commission Date	October 24, 2024
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: November 30, 2024
Neighborhood meeting conducted: September 23, 2024
Newspaper notification published on: October 5, 2024
Radius notices mailed to properties within 300 feet on: September 16, 2024
Site posted notice on: October 8, 2024

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Attachments

Rezoning & Preliminary Development Plan, upload date September 27, 2024 – 5 pages
Villa Building Elevations, upload date October 17, 2024
Townhome Building Elevations, upload date October 17, 2024
Neighborhood Meeting Minutes, dated September 24, 2024

Neighborhood Opposition Emails (**for initial plan version**), uploaded September 6 and 10, 2024 – 10 total pages

Neighborhood Support Email (**for revised plan version**), uploaded October 2, 2024) – 2 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, PE
Location of Property	4060 NE Ralph Powell Rd
Size of Property	Lot 22 – 0.21 acres (9,170 sq. ft.) Lot 23 – 0.26 acres (11,149 sq. ft.) Lot 24 – 0.22 acres (9,493 sq. ft.) Lot 25 – 0.20 acres (8,561 sq. ft.) Lot 38 – 0.21 acres (9,287 sq. ft.) Lot 39 – 0.22 acres (9,605 sq. ft.) Lot 40 – 0.22 acres (9,608 sq. ft.) Lot 41 – 0.29 acres (12,790 sq. ft.) Lot 42 – 0.29 acres (12,794 sq. ft.) <u>Tract G – 0.60 acres (25,956 sq. ft.)</u> ±3.29 total acres (143,280 sq. ft.)
Number of Lots	7 lots – RP-1 zoning <u>2 lots – RP-3 zoning</u> 9 total lots and 1 common area tract
Density	2.74 du/acre – RP-1 (6.0 du/acre max in RP-1) 5.43 du/acre – RP-3 (10.0 du/acre max in RP-3)
Zoning (Existing)	R-1 (Single-family Residential District)
Zoning (Proposed)	RP-1 (Planned Single-family Residential) and RP-3 (Planned Mixed Use Residential)
Comprehensive Plan Designation	Residential 2
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan in the form of an ordinance.</p> <p>Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no expiration.</p> <p>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 3.29-acre project area is composed of undeveloped residential property bordered by single-family residential to the west and four-plex townhomes to the east. The project area is part of a previously approved multi-phase, mixed-use redevelopment plan for the former Chapel Ridge Golf Course. The area north of NE Woods Chapel Rd is currently approved for single-family villa lots, single-family estate lots and 3-/4-unit townhomes.

Description of Applicant's Request

The applicant proposes to rezone 3.29 acres from R-1 to RP-1 and RP-3 to allow for the creation of seven (7) single-family residential villa lots and two (2) two-unit townhome lots in an area that is flanked by single-family estate lots to the west (The Estates of Chapel Ridge) and 3- and 4-unit townhome lots to the east (The Townhomes of Chapel Ridge). The subject application represents an amendment to the previously approved preliminary development plan from 2006 for the redevelopment of the former Chapel Ridge Golf Course. The 2006 plan shows the subject 3.29 acres as the site of single-family estate lots as part of The Estates of Chapel Ridge. With this application, the applicant proposes a rezoning in order to increase the residential density of the subject area with the aforementioned seven (7) single-family residential villas and two (2) two-unit townhomes. The previous plan for the subject 3.29-acre property showed nine (9) single-family estates lots for said area. With this proposed plan, the number of total dwelling units on the subject property increases from 9 to 11.

From an architectural perspective, the proposed buildings are 1-story structures of an architectural style and material palette to match existing area development. Materials include masonry fronts, stucco on all elevations, and concrete tile roofs.



Figure 1 – Rezoning and Site Plan boundaries (outlined and hatched in yellow)

2. Land Use

Description and Character of Surrounding Area

The property area is located at a transition point between existing and future four-plex townhomes to the east and single-family residential development to the west. To the north in the Lakewood subdivision is single-family residential. To the south is a transition from single-family residential to commercial along NE Woods Chapel Rd.

Adjacent Land Uses and Zoning

North:	Single-family residential/R-1
South:	Single-family residential/R-1
East:	Existing and future four-plex townhomes/RP-3
West:	Single-family residential/R-1

Site Characteristics

The subject R-1-zoned property is composed of three (3) undeveloped, platted single-family lots and a larger unplatted area originally intended to be part of a future single-family residential phase. Two street stubs directly access the subject property. NE Chapel Ridge Pl stubs in from the south. NE Sundown Dr stubs in from the west and will provide a stub for future extension to the east. The property generally slopes from the southeast to northwest.



Figure 2 - Subject property outlined in red.

Special Considerations

None

3. Project Proposal

Structure(s) Design

Lot #	Zoning	Use	Lot Size (sq. ft.)
22	RP-1	Single-family	9,170
23	RP-1	Single-family	11,149
24	RP-1	Single-family	9,493
25	RP-1	Single-family	8,561
38	RP-1	Single-family	9,287
39	RP-1	Single-family	9,605
40	RP-1	Single-family	9,608
41	RP-3	Two-family	12,790
42	RP-3	Two-family	12,794

4. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.260	Rezoning
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.100, 4.120	Zoning Districts (RP-1 and RP-3)

The proposed RP-1 zoning district is established to provide single-family detached dwellings at higher densities than the R-1 zoning district will allow by providing more useable open space or specific amenities. The intent of the RP-1 zoning district is to promote variations to the standard single-family environment (i.e., villa homes, patio homes, etc.) all in keeping with the detached dwelling environment through the establishment of more common use green/open areas. The proposed RP-1 lots are proposed for the development of villa style residential lots to serve as a transitional use between the larger estate sized lots to the west and the denser three- and four-unit townhomes to the east. With the proposed RP-1 lots, an open landscaped buffer will sit between the estate and villa lots.

The proposed RP-3 zoning district is established to provide opportunities for medium-density mixed residential use development at a maximum of ten (10) units per gross acre. The RP-3 District provides for a mix of one-, two-, three- and four-family attached and detached dwelling units. This specific plan proposes the creation of two (2) RP-3 lots along NE Sundown Dr for the purpose of developing them with two-unit townhomes that will serve as a transitional use between the larger estate sized lots to the west and future three- and four-unit townhomes to the east for which a preliminary development plan has previously been approved.

Neighborhood Meeting

The applicant met prior with the neighborhood HOA on September 21, 2024, to discuss the proposed development.

The applicant hosted a neighborhood meeting on September 23, 2024, at 7:00 pm at the Discovery Park field office. Twenty-one (21) members of the public attended the meeting.

Questions/topics of discussion included:

- Compatibility of proposed house types against the existing developed lots;
- Previously approved area plan;
- Greenspace; and
- House types and cost.

The applicant and area residents participated in five (5) follow-up phone calls following the neighborhood meeting to continue discussion over concerns expressed in the meeting and to discuss changes to the plan. The neighborhood meeting and follow-up phone calls led to changes in the plan addressing resident concerns that constitute the most current plan iteration.

Area residents submitted petitions in opposition to the initial plan iteration that proposed all 4-unit townhomes on the subject 3.29 acres. Area residents have since submitted an email and signatures

(included as an attachment to this report) expressing support for the revised plan composed of the proposed seven (7) residential villa and two (2) townhome lots on the subject 3.29 acres.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choices	Objective: Change overall housing mix to 65% Residential Category 1, 20% Residential Category 2, 15% Residential Category 3.
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The Ignite Comprehensive Plan identifies Residential 2 (Medium Intensity [Missing Middle]) as the recommended future land use category for the subject property. According to the Ignite Comprehensive Plan, the Residential 2 land use designation is primarily for small lot (4,000 - 8,499 sq. ft.) detached single-family residential and medium density multi-family residential housing. With a lot size range of 8,561 – 11,149 sq. ft., the proposed villa-style single-family lots are larger than the square footage range identified in the comprehensive plan for small lot single-family residential, but they are smaller than the existing estate-size single-family lots that abut the subject property to the west that range in size from 10,625 – 19,250 sq. ft. and thus are small lots for the area given the context of the existing neighborhood character. The proposed villa lots provide a stepped transition from the larger single-family lots to the west and the proposed and future two-, three- and four-unit attached townhomes to the east.

The proposed mix of detached villa-style single-family lots and two-unit townhome lots address objectives identified in the Ignite Comprehensive Plan that center around the importance of diverse and mutually supportive neighborhoods achieved through purposeful growth. The subject application offers prospective residents greater housing choice through the availability of both detached and attached residential options in a neighborhood that was already originally conceived to offer a mix of house types. The current market demand for smaller lot single-family residential and townhouse options in the area is the driver behind the applicant's proposal to take an area originally approved for larger estate lots 18 years ago to a residential product with more density to accommodate evolving lifestyle preferences.

6. Analysis

Background and History

- January 12, 2006 – The City Council approved a rezoning (Appl. #2005-275) from AG (Agricultural) to R-1 (Single-family Residential), RP-1 (Planned Single-family Residential), RP-3 and CP-2 (Planned Community Commercial) and a preliminary development plan (Appl. #2005-277) for the 104-acre Chapel Ridge Mixed Use Development by Ordinance No. 6106. The 104 acres comprised the former site of the Chapel Ridge Golf Course.

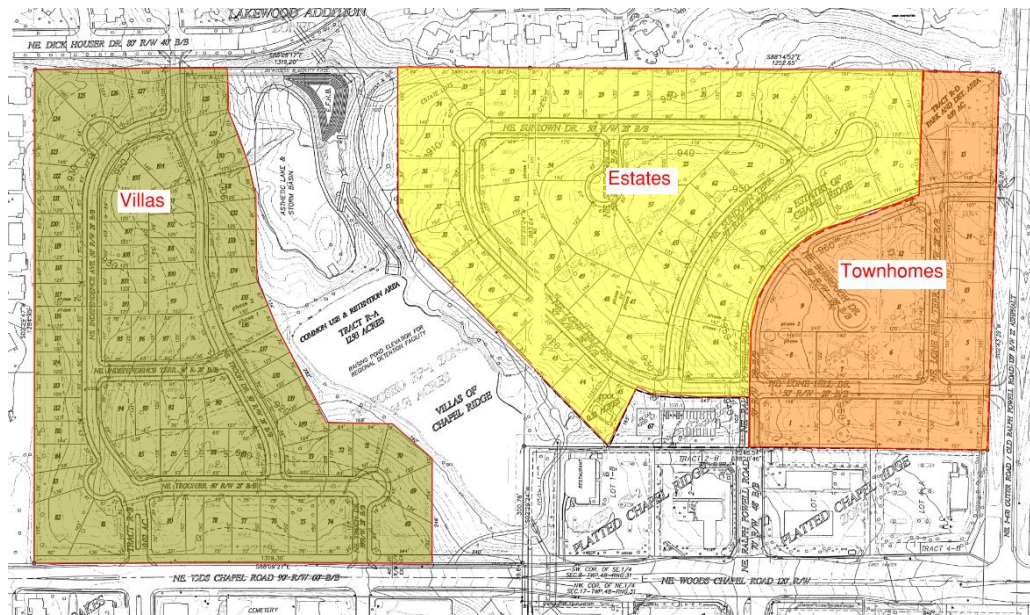


Figure 3 - Approved preliminary development plan (2006) for area north of NE Woods Chapel Rd.

- January 14, 2020 – The City Council approved a rezoning (Appl. #PL2019-352) from R-1 and RP-3 to RP-3 and a preliminary development plan to expand the limits of the townhome area of the Chapel Ridge Mixed Use Development by Ordinance No. 8790a. The RP-3 area was expanded by 9 acres with this application.

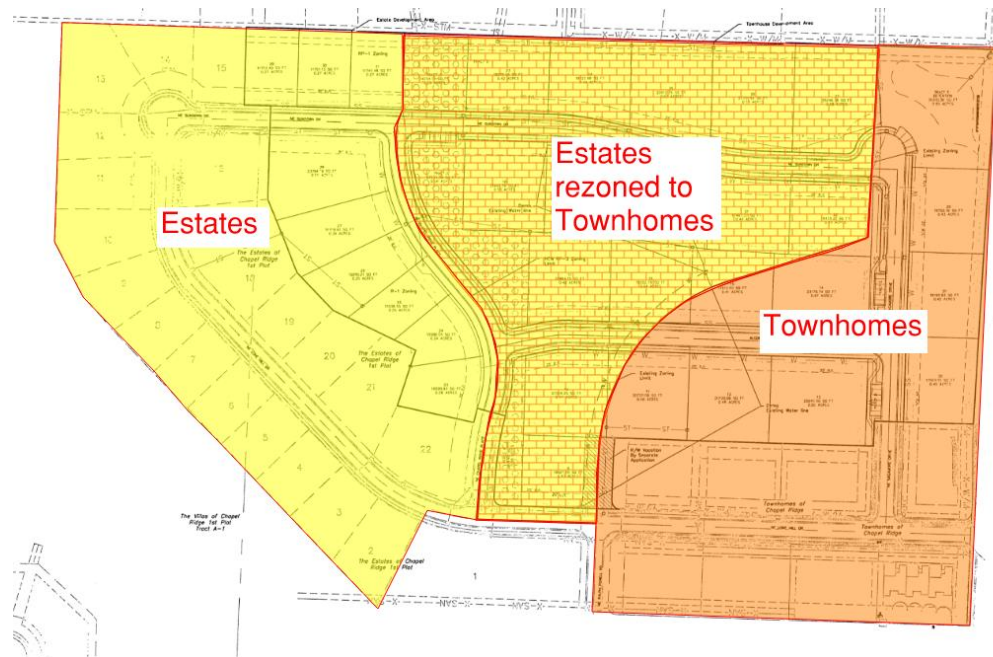


Figure 4 - Approved rezoning and amended plan (2020) expanding townhome area boundaries.

Compatibility

The subject property site is located in a residential neighborhood north of NE Woods Chapel Rd that is composed of three sub-areas originally developed with villa-style, detached single-family lots in the west; an area of estate size single-family lots in the middle; and an area of three- and four-unit attached townhomes in the east. The seven (7) proposed villa-style lots and two (2) proposed two-unit townhome lots will serve as a transition point between the estate and townhome areas. Architecturally, the developer will maintain the same aesthetic that is currently found in the existing villa and townhome areas to maintain continuity of styles and materials. The material palette will include stone veneer, stucco, and concrete tile roofs.



Figure 5 - Typical single-family villa (front elevation)

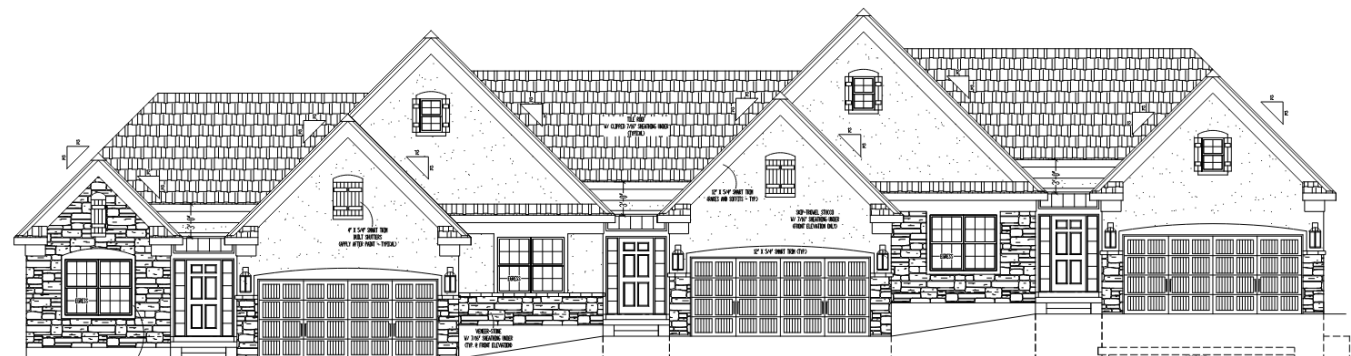


Figure 6 - Typical area townhome elevation (3-unit area example)

Adverse Impacts

The proposed development will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The creation of additional villa lots in the area will serve as a transition between the existing estate lots to the west and townhome lots the east. The proposed preliminary development plan composed of seven (7) villa-style, detached single-family lots and two (2) two-unit townhomes is the second iteration of the plan for the subject area. The original plan was composed of six (6) four-unit townhomes for the area. Following concerns and objections raised by area estate lot residents regarding compatibility with the expansion of the four-unit townhome area, the developer revised the plan to that which is now proposed composed of the seven (7) villa lots and two (2) two-unit townhome lots. Said plan addresses resident concerns, the developer's desire for more density and remains consistent with the Ignite! Comprehensive Plan.

The subject development is not expected to create excessive storm water runoff for the area. Regional stormwater management is provided for the subdivision in the form of two retention ponds west of the subject project area.

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Sanitary sewer service will connect to existing 8" mains that serve the existing single-family residences to the west and the existing four-plex townhomes to the east. Water service will connect to an existing 8" main located along the alignment of both the NE Sundown Dr and NE Chapel Ridge Pl street extensions that will be constructed as part of this plan. From a road infrastructure standpoint, the normal extension of the residential street network through the area will provide sufficient capacity to support continued area development.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. Development shall be in accordance with the preliminary development plan uploaded September 27, 2024.
2. The RP-3-zoned Lots 41 and 42 shall be limited to detached single-family or two-family residential development.
3. The architectural style for the single-family and two-family residences shall be consistent with the villa building elevations and townhome elevations uploaded October 17, 2024. Building materials shall include masonry fronts, stucco on all elevations and concrete tile roofs.

Standard Conditions of Approval

4. 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 development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
5. 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.
6. 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).
7. 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.
8. 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.
9. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
10. 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.
11. Parking shall only be allowed on one side of the street. "No Parking" signs shall be posted along the street.
12. A final plat shall be approved and recorded prior to issuance of any building permits.