



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-367
File Name	PRELIMINARY DEVELOPMENT PLAN – The Villas of Chapel Ridge and The Townhomes of Chapel Ridge revised architectural elevations
Applicant	Engineering Solutions, LLC
Property Address/Location	Generally located at 4008 NE Independence Ave and 4060 NE Ralph Powell Rd
Planning Commission Date Heard by	November 4, 2021 Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: October 28, 2021
Newspaper notification published on: October 16, 2021
Radius notices mailed to properties within 300 feet on: October 15, 2021
Site posted notice on: October 15, 2021

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Attachments

Architectural Design Guidelines, dated September 1, 2021 – 17 pages
Preliminary Development Plan Lot Exhibit, dated October 4, 2021
Copy of Ordinance No. 6106 approving a revised PDP for the Napa Valley subdivision – 3 pages

Copy of Previously Approved Villas and Townhomes Building Elevations, date stamped July 29, 2005 – 5 pages
 Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht
Location of Property	Generally located at 4008 NE Independence Ave and 4060 NE Ralph Powell Rd
Size of Property	± 28 acres
Number of Lots	47 single-family villa lots (RP-1 area) 31 townhomes lots (RP-3 area)
Zoning	RP-1 (Planned Single-family Residential) RP-3 (Planned Mixed Use Residential)
Comprehensive Plan Designation	Residential 1 (Lower Intensity) Residential 2 (Medium Intensity)
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.</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
<p>The subject properties make up the remaining undeveloped lots of the Villas of Chapel Ridge and Townhomes of Chapel Ridge developments. The first phase of the Villas of Chapel Ridge has been platted and is partially developed. The first two phases of the Townhomes of Chapel Ridge have been platted and are partially developed. One more phase remains in both the Villas of Chapel Ridge and Townhomes of Chapel Ridge areas.</p>

Description of Applicant's Request
<p>The applicant requests to amend Section #5 of Ordinance No. 6106 that approved the preliminary development plan for the 104-acre Chapel Ridge Mixed Use Development that was the former site of the Chapel Ridge Golf Course. Section #5 reads "[t]hat development shall be in accordance with the preliminary development plan dated September 19, 2005, appended hereto and made a part thereof." The approved preliminary development plan included building elevations for the villa and townhome areas of the development that established the architectural style and exterior building materials for said respective areas in accordance with the building elevations approved at that time. The purpose of the</p>

subject application is to approve updated design guidelines that expand the subdivision’s allowable architectural style and building materials to better respond to the market demand for greater variety of housing styles.

The need for the applicant to update the subdivision’s architectural design guidelines is the result of a change to the City’s residential building permit review process. It was discovered that building permits were issued for construction of residences that were not consistent with the previously approved architectural standards for the villa and townhome areas of the Chapel Ridge development. The proposed design guidelines expand the previously approved architectural standards to capture the varying architectural styles and building materials that have been constructed in the subdivision.

2. Land Use

Description and Character of Surrounding Area

The Villas of Chapel Ridge and The Townhomes of Chapel Ridge are residential subdivisions that offer a mix of single-family villa and attached townhome residential lots. Lakewood borders the subject areas to the north and west. The two areas are bordered by the NE Woods Chapel Rd corridor to the south, with commercial development abutting the townhomes area on the south. I-470 borders the townhomes area to the east.

Adjacent Land Uses and Zoning

North:	Single-family residential / R-1 (Single-family Residential)
South:	Commercial / CP-2 (Planned Community Commercial)
East:	I-470
West:	Single-family residential / R-1

Site Characteristics

The Villas of Chapel Ridge and The Townhomes of Chapel Ridge are both partially developed residential areas of the larger Chapel Ridge development that was the former site of the Chapel Ridge Golf Course. Access to the subject villas and townhomes areas is gained off NE Woods Chapel Rd. Each of the two residential areas have one remaining phase along the north side of property closest to the Lakewood residential development. The final phase of the Villas of Chapel Ridge will provide a connection to NE Dick Howser Dr in Lakewood.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.040,2.260,2.300,2.320	Preliminary Development Plans
4.100, 4.120	Zoning Districts

Unified Development Ordinance

Architectural design standards for “planned” zoning districts, such as the subject RP-1 and RP-3 zoning district, are established as part of the preliminary development plan approval.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Goal 3.2.A

Comprehensive Plan

The Villas of Chapel Ridge and the Townhomes of Chapel Ridge are existing single-family residential subdivision is consistent with the Low-density Residential land use recommended by the Comprehensive Plan.



- Residential 1
- Residential 2

5. Analysis

Background

The applicant proposes to amend Section #5 of Ordinance No. 6106 that approved preliminary development plan for the 104-acre Chapel Ridge Mixed Use Development in 2005. Section #5 reads as follows:

“That development shall be in accordance with the preliminary development plan dated September 19, 2005, appended hereto and made a part thereof.”

Through building elevations for the villas and townhomes areas provided by the developer at that time as part of the preliminary development plan submittal that identified typical architectural elevations and a palette of materials, the ordinance language referenced above established the building elevations as the architectural standard by which residences in those respective areas would be developed. The applicant now seeks approval of updated design guidelines that expand the subdivision’s allowable architectural style and building materials to better respond to the market demand for greater variety of housing styles and design aesthetics that has evolved over the 15 years since the development’s original approval.

- November 22, 2005 – The Planning Commission approved the preliminary plat (Appl. #2005-276) for *Chapel Ridge Mixed Use Development, Lots 1-141, Tracts A-C, AP-1, AP-2 and CP-1 thru CP-8*.
- January 12, 2006 – The City Council approved a rezoning (Appl. #2005-275) from AG to R-1, RP-1, RP-3 and CP-2 and a preliminary development plan (Appl. #2005-277) for the Chapel Ridge Mixed Use Development by Ordinance No. 6106.
- April 20, 2006 – The City Council approved the final plat (Appl. #2006-012) for *The Villas of Chapel Ridge, 1st Plat, Lots 1 thru 42 and Tracts A-1 & B-1* by Ordinance No. 6172.
- April 20, 2006 – The City Council approved the final plat (Appl. #2006-011) for *The Townhomes of Chapel Ridge, 1st Plat, Lots 1-8* by Ordinance No. 6171.
- April 20, 2021 – The City Council approved the final plat (Appl. #PL2020-127) for *The Townhomes of Chapel Ridge, 2nd Plat, Lots 9-19 and Tracts A-D* by Ordinance No. 9118.

Compatibility

The Villas of Chapel Ridge is a single-family villa area within the larger Chapel Ridge development. The Townhomes of Chapel Ridge is an attached 3- and 4-unit townhome area also within the larger Chapel Ridge development. The subject application makes no change to the single-family villa and townhome natures of the two respective areas. The subject application only updates the subdivision’s architectural guidelines to offer greater design options in response to market demand.

	The Villas of Chapel Ridge	The Townhomes of Chapel Ridge
Original Building Materials	Stucco Masonry Tile (roof material)	Stucco Masonry Fiber cement Composition (roof material)
Proposed Building Materials	Stucco Wood panel and shingle	Stucco Wood panel and shingle

	Masonry	Masonry
	Fiber cement	Fiber cement
	LP SmartSide (e.g. lap, panel, shingle, batten board)	LP SmartSide (e.g. lap, panel, shingle, batten board)
	Natural wood	Natural wood
	Standing seam metal (roof material)	Standing seam metal (roof material)
	Composition asphalt (roof material)	Composition asphalt (roof material)
	Tile (roof material)	Tile (roof material)

The proposed architectural design guidelines significantly expand the palette of materials available to homeowners in the development, which are expected to positively impact the character of the neighborhood by accommodating differing but complementary architectural design preferences.

Adverse Impacts

The proposed architectural design guidelines will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The design guidelines are complementary and consistent with the range of architectural styles and exterior materials currently found in the same and surrounding subdivisions.

Public Services

Existing public infrastructure and services are available and adequate to meet the demand of the existing development. Public infrastructure for the remaining subdivision phases will be constructed at the time of their development.

Modifications

No modifications are requested as part of this application.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. Section #5 of Ordinance No. 6106 approving a preliminary development plan for the Chapel Ridge Mixed Use Development shall be amended to establish the architectural design guidelines dated September 1, 2021, as the governing design standards for The Villas of Chapel Ridge and The Townhomes of Chapel Ridge.

2. The Chapel Ridge Mixed Use Development shall continue to be subject to all other obligations of Ordinance No. 6106.