

Colton's Crossing Rezoning and Preliminary Development Plan

File #PL2022-217

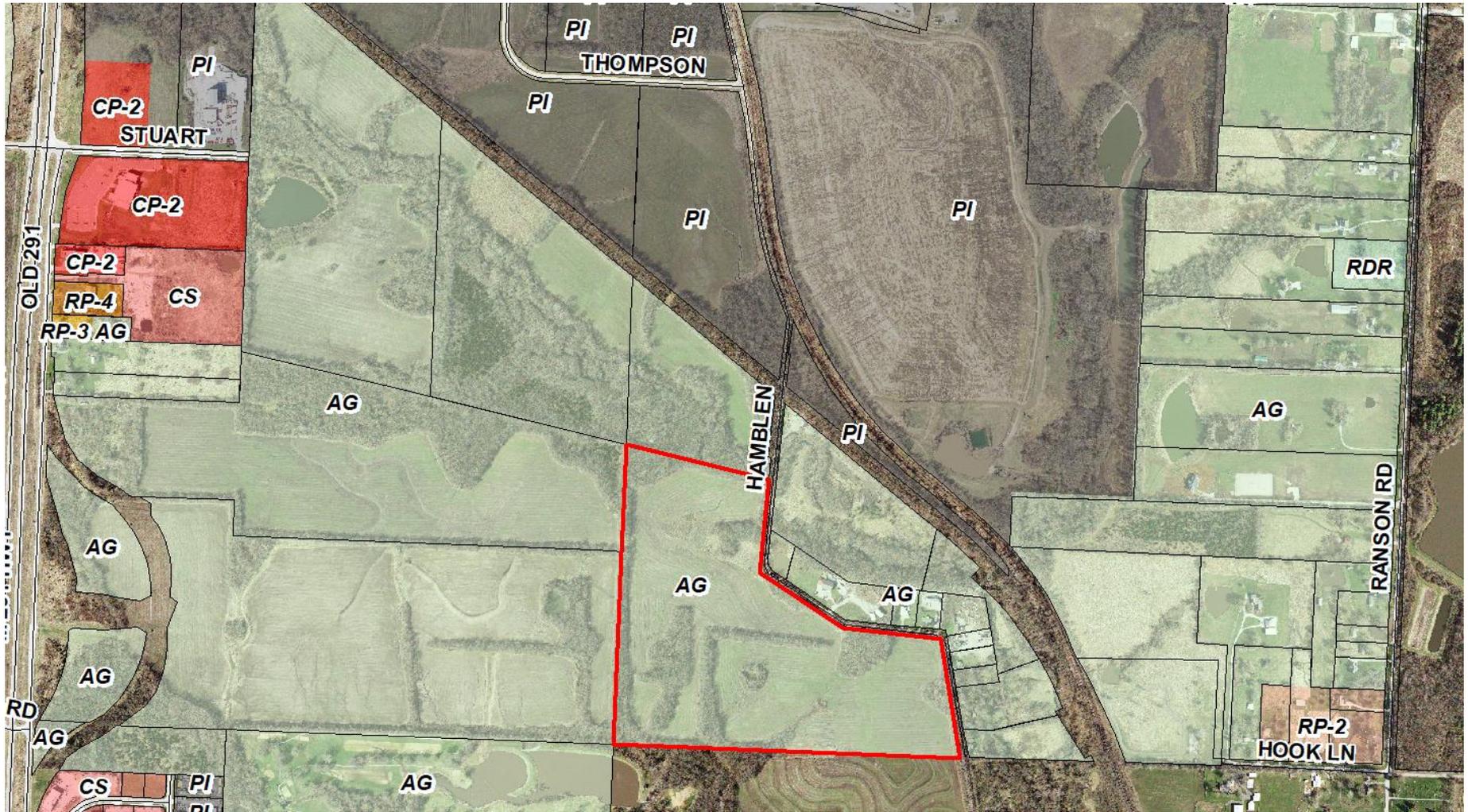
March 21, 2023



LEE'S SUMMIT
MISSOURI

Yours Truly





Aerial and Zoning Map

Acres – 74.1 total

Existing Zoning – AG

Proposed Zoning – RP-3

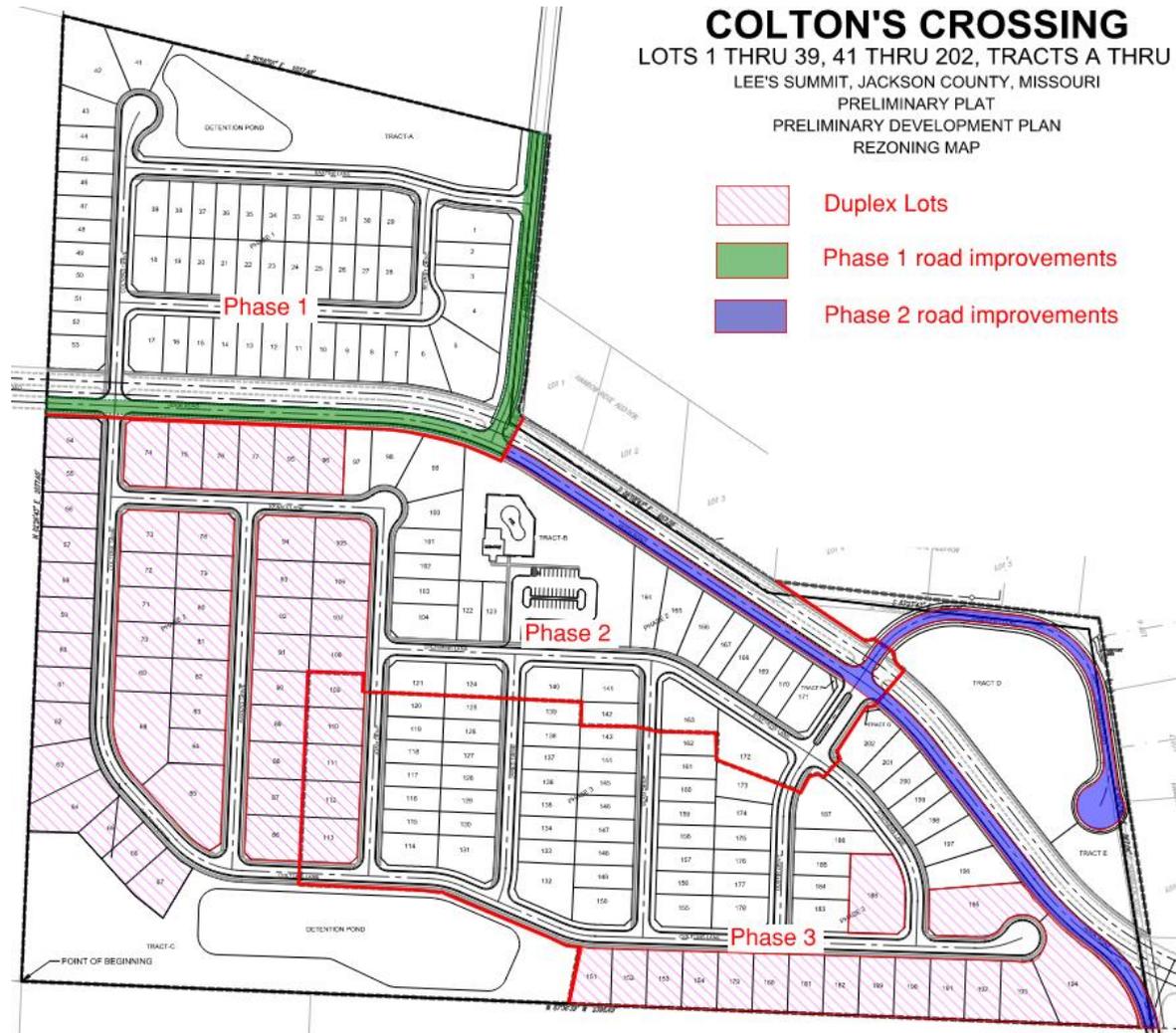
Number of Lots – 201 total (133 SF + 68 Duplex); 7 common area tracts

- Phase 1 – 52 lots (all SF)
- Phase 2 – 72 lots (25 SF; 47 Duplex)
- Phase 3 – 77 lots (56 SF; 21 Duplex)

Dwelling Units – 269 total

- 133 SF dwelling units
- 136 Duplex dwelling units (68 duplexes)

Density – 3.63 units/acre



Project Information



Materials:

- Board and Batten Siding
- Lap Siding
- Masonry Bases
- Composition Roof



DUPEX OPTION "D"
8/22/17



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8/22/17



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Materials:

- Lap Siding
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RP-3 Zoning District Development Standards

Use	Minimum Lot Size	Minimum Lot Width
Single-family	4,000 sq. ft.	50'
Duplex	8,000 sq. ft.	70'

Yard	Building Required	Building Proposed
Front	20' (Building) and 25' (Garage)	25' (Building and Garage) – Single-family lots and duplex lots
Side	5' – Single-family lots and duplexes	5' – Single-family lots; 10' – Duplexes
Rear	20' – Single-family lots and duplexes	20' – Single-family lots; 30' – Duplexes

- The proposed mix of smaller lot single-family and duplex lots is allowed under the requested RP-3 zoning.
- The proposed mix of single-family and duplex lots is consistent with the recommended land uses for the general area.
- The proposed mix of smaller lot single-family and duplexes addresses an identified need under the Ignite Comprehensive Plan to increase the inventory of “Missing Middle Housing”.
- The proposed development will improve and extend public infrastructure along the southern limits of the SE Hamblen Rd corridor, which will facilitate the long-term development of the area.

Staff recommends approval of the proposed preliminary development plan subject to the conditions noted below:

Phase 1

1. Improve Hamblen Road from the intersection of Hook Drive to the intersection of Thompson Drive (approximately 2,800 feet). The improvements shall include widening Hamblen Road to a 24-foot pavement section with 6-foot wide paved shoulders on both sides.
2. Construct Hook Road in accordance with the City's Thoroughfare Master Plan from the Hamblen Road intersection to the west property boundary with a 1/2-roadway section for a typical arterial roadway.
3. Construct an eastbound left-turn lane on Hook Road at Hamblen Road with a minimum storage length of 250-feet plus appropriate taper.



Phase 2

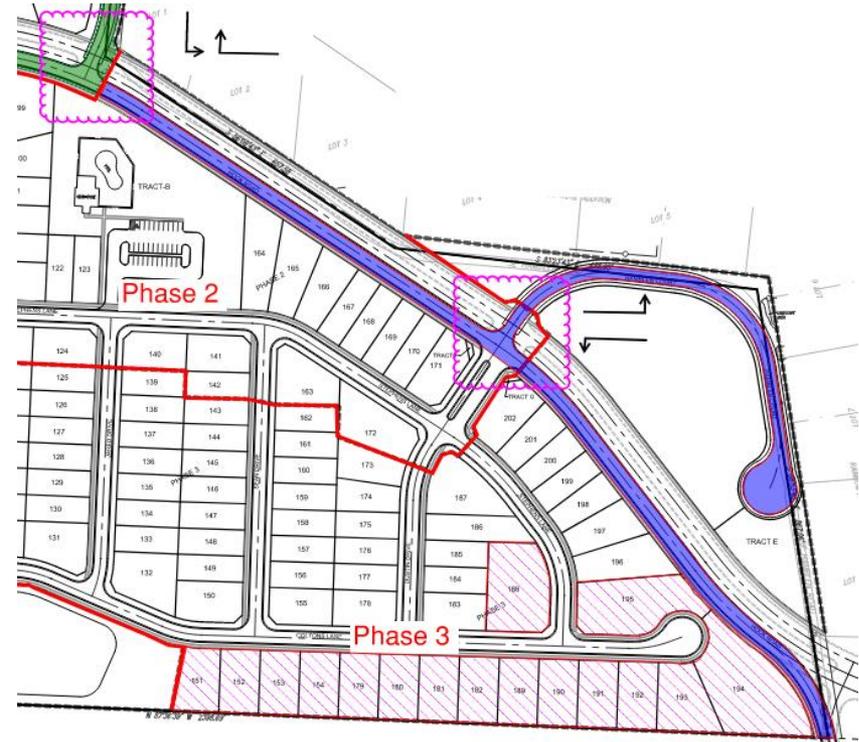
4. Construct Hook Road in accordance with the City's Thoroughfare Master Plan from the Hamblen Road intersection to the southeast property boundary with a 1/2-roadway section for a typical arterial.

5. Construct a southbound left-turn lane on Hamblen Road at Hook Road with a minimum storage length of 250-feet plus appropriate taper.

6. Construct a westbound right-turn lane on Hook Road at Hamblen Road with a minimum storage length of 250-feet plus appropriate taper.

7. Construct an eastbound left-turn lane on Hook Road at Hamblen Court with a minimum storage length of 250-feet plus appropriate taper.

8. Construct a westbound left-turn lane on Hook Road at Dustin Drive with a minimum storage length of 250-feet plus appropriate taper.



1. Development shall be in accordance with the preliminary development plan dated October 20, 2022, single-family elevations upload dated December 22, 2022, duplex elevations upload dated December 22, 2022, and clubhouse elevations upload dated November 14, 2022.
2. Development shall be in accordance with the recommended road improvements addressed in the City Traffic Engineer's revised TIA dated February 14, 2023.
3. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, off-site water line improvements and off-site road improvements addressed in the City Traffic Engineer's revised TIA dated February 14, 2023. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.