

City of Lee's Summit

Development Services Department

May 3, 2019

TO: Planning Commission
PREPARED BY: C. Shannon McGuire, Planner
CHECKED BY: Hector Soto, Jr., AICP, Planning Manager
Kent Monter, PE, Development Engineering Manager
RE: **PUBLIC HEARING – Appl. #PL2019-097 – REZONING from AG to RLL
– Sanko Acres, 5220 NE Maybrook Rd; Nathan Sanko, applicant**

Commentary

The applicant proposes to rezone 0.52 acres of an existing 15.6 acre parent tract located at 5220 NE Maybrook Rd from AG (Agricultural) to RLL (Residential Large Lot). The subject 0.52 acres is the site of an existing single family home. The applicant wishes to rezone the property so that he may subdivide the parent tract into two parcels consisting of the home site and the remaining 15 acres currently zoned AG. There are no plans to develop the 15 acres at this time. The future development of the AG property shall be subject to the requirements of the UDO.

- 0.52 acres total acres (22,651 sq. ft.)

Recommendation

Staff recommends **APPROVAL** of the rezoning from AG to RLL, subject to the stipulation that the rezoning shall not be effective until a minor plat is submitted and approved for the subject property.

Zoning and Land Use Information

Location: 5220 NE Maybrook Rd

Current Zoning: AG (Agricultural)

Proposed Zoning: RLL (Residential Large Lot)

Surrounding zoning and use:

North (across NE Maybrook Rd): AG (Agricultural) & RLL (Residential Large Lot) — Large lot single family homes

South: AG (Agricultural) — Undeveloped

East (across NE Maybrook Rd): AG (Agricultural) — Large lot single family home with a horse barn

West: AG (Agricultural) — Large lot single family home

Project Information

Current Use: Single family home

Proposed Use: Single family home

Land Area: 0.52 acres total acres (22,651 sq. ft.)

Number of Lots: 1

Public Notification

Neighborhood meeting conducted: none

Newspaper notification published: April 20, 2019

Radius notices mailed to properties within 185 feet: April 16, 2019

Process

Procedure: The Planning Commission makes a recommendation to the City Council on the proposed rezoning. The City Council takes final action on the rezoning.

Unified Development Ordinance

Applicable Section(s)	Description
4.080	AG (Agricultural District)
2.240, 2.250, 2.260	Rezoning

Comprehensive Plan

Focus Areas	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2

Background

- October 6, 1959 —The property was annexed into the City by Ord. 583A & 584.
- November 16, 1995 – Staff issued building permit # 95-1335 for a single family home.

Analysis of Rezoning

The applicant proposes to rezone 0.52 acres at 5220 NE Maybrook Rd, from AG (Agricultural) to RLL (Residential Large Lot). The applicant wishes to rezone the property so that he may subdivide the parent tract into two parcels.

Comprehensive Plan. The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as being low-density residential. The proposed plan is consistent with the goals and objectives as outlined in the 2005 Lee's Summit Comprehensive Plan.



Site Characteristics. The subject 0.52 acre area to be rezoned has an existing 2,047 sq. ft. single family home and is a part of a larger 15.6 -acre parcel.

Description and Character of Surrounding Area. The property to be rezoned is bordered on all sides by large lot single family homes zoned AG (Agricultural). The property to the northwest, across NE Maybrook Rd. is zoned RLL (Residential Large Lot).

Recommendation. Staff recommends approval of the proposed rezoning to RLL. The use is consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives.

Attachments:

1. Rezoning exhibit, date stamped April 29, 2019 –1 page
2. Location Map