



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-184
File Name	Annexation – Woodland Elementary
Applicant	Lee's Summit R-VII School District
Property Address	12709 Smart Road
City Council Date	October 1, 2019
Heard by	City Council
Analyst	Joshua Johnson, AICP
Checked By	Hector Soto, Jr., AICP, Planning Manager

Public Notification

Pre-application held: July 9, 2019
Annexation Petition Filed with the City: August 6, 2019
Newspaper notification published on: September 21, 2019

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Attachments

Annexation Petition

1. Project Data and Facts

Project Data	
Applicant/Status	Lee's Summit R-VII School District /Owner
Applicant's Representative	Kyle Gorrell /Director of Facilities, R-VII School District
Location of Property	12709 Smart Road
Size of Property	±20.02 Acres
Zoning (Proposed)	AG (Agricultural – Jackson County)
Comprehensive Plan Designation	Public/Semi-public (Jackson County)
Procedure	City Council makes a decision on the annexation.

Current Land Use
Elementary school

Description of Applicant's Request
The applicant is seeking approval of an annexation into the City.

2. Land Use

Description and Character of Surrounding Area
The area is comprised of a combination of vacant land and large lot residential.

Adjacent Land Uses and Zoning

North:	Vacant / Agricultural
South:	Single-family residential / Residential Suburban- County
East:	Single-family residential / Residential Suburban- County
West:	Vacant / Agricultural

Site Characteristics
The property is a combination of open space and an elementary school.

Special Considerations
The subject property's address will need to change to match the Lee's Summit address grid.

3. Project Proposal

The applicant proposes annexation of an existing elementary school, Woodland Elementary.

4. City Code

Section	Description
Chapter 1, Section 1-7	Certain Ordinances Not Affected by Code
Chapter 33, Section 1.050	General Provisions
Chapter 33, Section 1.120	Zoning of Annexed Lands

5. Comprehensive Plan

The property is outside City limits and does not have a Lee’s Summit Comprehensive Plan land use designation. The intent is to follow-up the annexation process with a plan amendment to designate the subject property as “Public/Semi-Public”.

6. Analysis

Background and History

The applicant filed a petition for voluntary annexation on August 6, 2019. The proposal includes the right-of-way for Smart Road in front of the school. The school is using a septic system for sanitary sewer. The school’s intent is to connect a low-pressure sewer system to the Lee’s Summit sanitary system. In order for a property to use our sewer system, it must be within City limits. The design for this system is being reviewed by the City. The placement of the low-pressure system in the City’s right-of-way requires a license agreement to be executed at a later date.

Compatibility and Adverse Impacts

The annexation is reasonable and necessary to the proper development of the City. The property contains an existing elementary school. As Lee’s Summit’s development reaches further south from Hwy. 50, the elementary school will service future residents in the general vicinity. A majority of surrounding property is undeveloped and will have to design around the context of the existing school as urban development encroaches on the area. There is a designated floodplain located on the south side of the property. Existing development of the property is outside of the floodplain. Future improvement on the site will be reviewed to comply with the City’s floodplain standards to protect downstream properties.

Public Services

The City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time. The City currently provides water to the subject property. The applicant is designing a low-pressure sewer system to connect to the City’s sanitary system near the intersection of Blackwell Road and Hwy. 50. The placement of this private infrastructure in the right-of-way will require a license agreement. The west half of Smart Road is currently in the City. With this annexation, the east half of Smart Road is taken over by the City. Fire and police protection is currently provided by the Prairie Township Fire Protection District and Jackson County Sheriff Department, respectively. However, as part of the R-7 School District, the school does currently receive DARE program services through the Lee’s Summit Police Department. With this annexation, the City will take over the provision of fire and police protection.

Unified Development Ordinance (UDO)

The UDO specifies that land annexed into the City without a concurrent rezone will retain its county zoning classification. Staff intends to follow the annexation with placement of a Comprehensive Plan land use designation and Agricultural zoning.

Comprehensive Plan

The subject property will be given a land use designation of Public/Semi-public at a future date. Its current designation in the County is “Public/Semi-public”.

7. Recommended Conditions of Approval

1. Applicant shall execute a license agreement for the low-pressure sewer system’s placement in City right-of-way.