

The Ridge at Winterset Summit Rezoning and Preliminary Development Plan

PL2020-219

Date 10-22-2020



LEE'S SUMMIT
MISSOURI

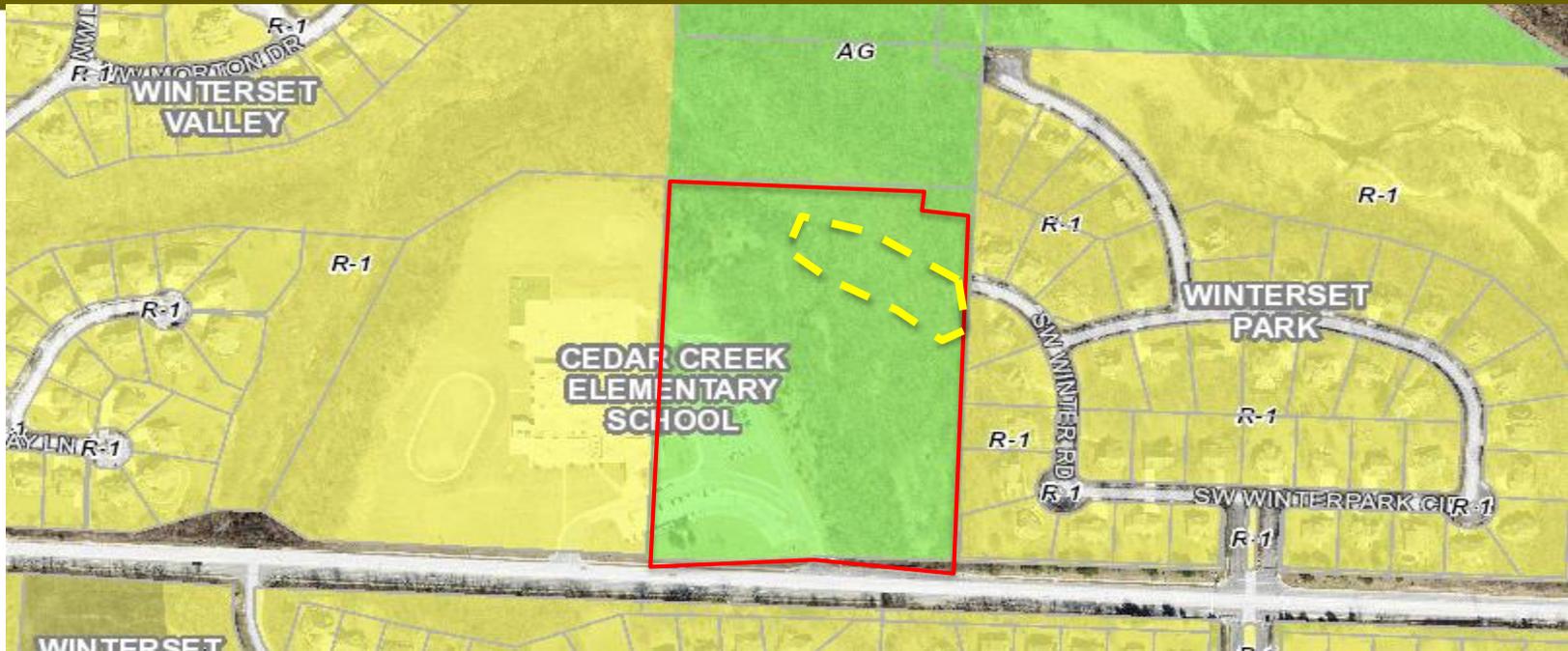
Yours Truly





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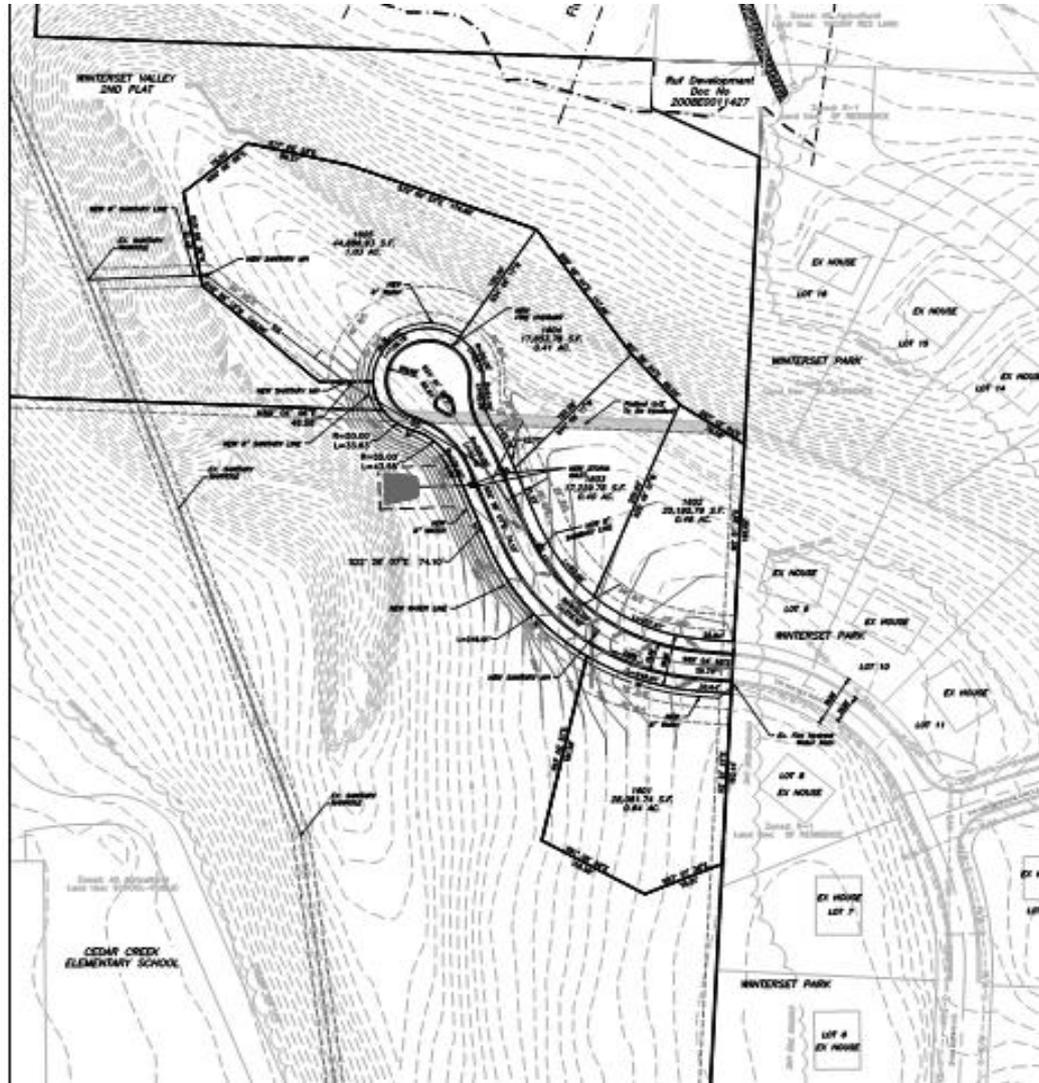
Aerial Map



Size of Property	±19.02 Acres-Rezoned ±3.55 Acres-Residential Site
Zoning	AG and R-1 Existing R-1-proposed
Number of Lots	5 Lots and 1 common area tract
Density	1.45 units/acre proposed 4.0 units/acre max allowed in R-1

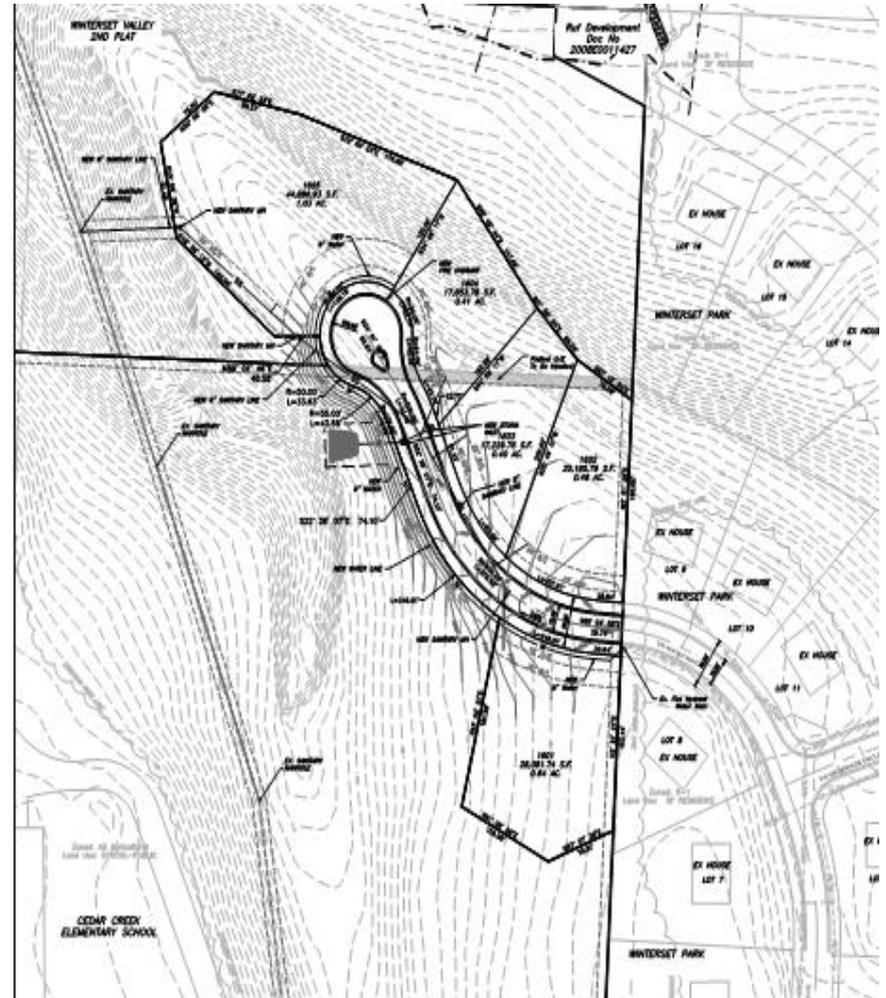
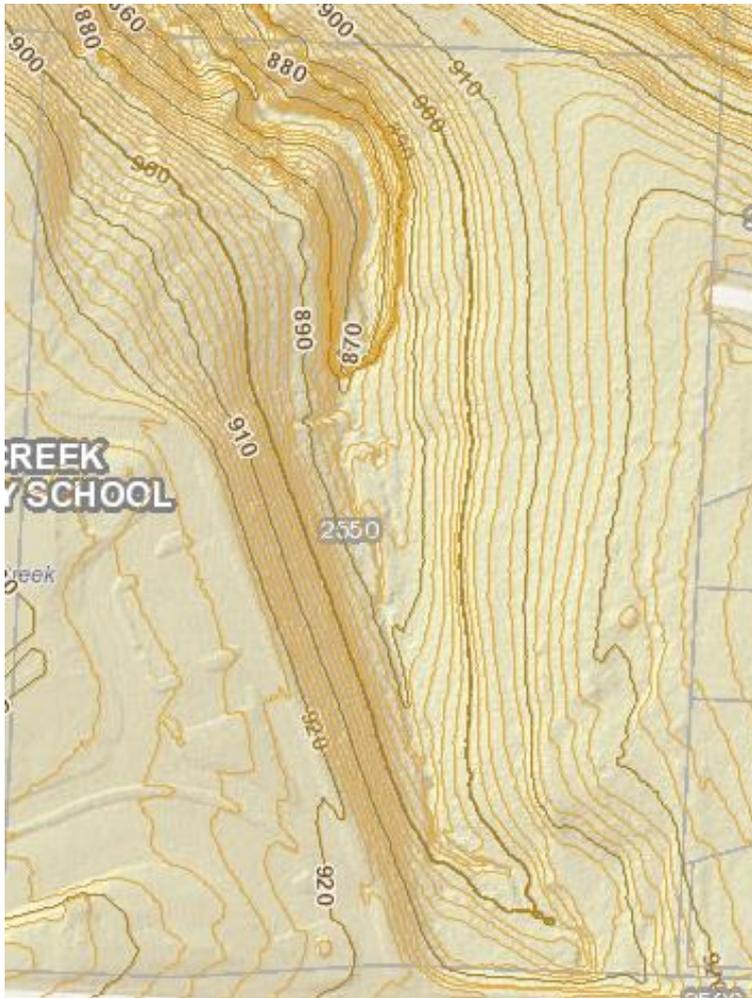


Zoning & Project Information



- Required -A subdivision shall consist of no more than 10% cul-de-sac lots.
- Existing-Winterset Park, 45 existing lots, 8 of them on a cul-de-sac.
- Proposed –The Ridge at Winterset Summit, 5 lots, all of them on a cul-de-sac.
- Total lots-50, 13 will be on a cul-de-sac.
- The resulting 26% cul-de-sac lot composition exceeds the allowed 10% of total for a subdivision.

- Required – R-1 single-family residential front yard set backs are to be no less than 30 ft.
- Proposed – 5 new lots that are being proposed, 3 of the lots will need a modification.
- Lots 2 and 3 are requesting a 25' setback.
- Lot 4 is requesting a 20' set back.



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Staff Recommends Modification

Public Comment:

1. Eight residents signed a letter in agreement that they are concerned with the amount and impact that the construction equipment will have going in and out of Winterset Park. They would like a temporary access during the construction phase.



With the conditions of approval and as outlined in the staff letter, the application meets the requirements of the UDO and/or Design and Construction Manual.

- A modification shall be granted to the 10% maximum allowance of cul-de-sac lots in a subdivision, to allow a combined 26% cul-de-sac lots between The Ridge at Winterset Summit and Winterset Park subdivisions.
- A modification shall be granted to the minimum 30' front yard setback requirement, to allow the requested 25' for Lots 2 and 3, and 20' for Lot 4 for The Ridge at Winterset Summit subdivision.
- Added Standard Condition
 - Certain aspects of the development plan related to stormwater management will be further reviewed during the Final Plat phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.