

## Legislation Details (With Text)

**File #:** 2019-2987      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Presented

**File created:** 8/16/2019      **In control:** City Council - Regular Session

**On agenda:** 9/17/2019      **Final action:** 9/17/2019

**Title:** Continued Appl. #PL2019-121- PRELIMINARY DEVELOPMENT PLAN - Summit Avenue Addition, Lots 1 & 2, 114 & 200 SE Summit Ave; George and Peggy Nie, applicant

**Sponsors:** Development Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Planning Commission Minutes, 2. Staff Letter, 3. Site Plan, 4. Master Drainage Plan, 5. Landscape Sheet, 6. Elevations, 7. Duplex Footprint, 8. Stormwater Drainage Report, 9. Modification request Narrative, 10. Neighborhood Pictures, 11. Neighborhood Compatibility Aerial, 12. Neighborhood Residential Compatibility Table, 13. Location Map

Date	Ver.	Action By	Action	Result
9/17/2019	1	City Council - Regular Session	presented	
9/3/2019	1	City Council - Regular Session	continued	Pass
8/22/2019	1	Planning Commission	recommended for approval	Pass

Continued Appl. #PL2019-121- PRELIMINARY DEVELOPMENT PLAN - Summit Avenue Addition, Lots 1 & 2, 114 & 200 SE Summit Ave; George and Peggy Nie, applicant

Issue/Request:

The applicant seeks approval of a preliminary development plan for Summit Avenue Addition. The proposed development consists of two (2) duplexes located on two separate lots, located at 114 and 200 SE Summit Avenue. The proposed duplexes are 2-story structures with front-entry garages, front covered porches and side patio landings. The proposed building materials are comprised of lap siding, stone veneer accents, and architectural shingles in colors of gray, white, and weathered wood. Each unit will be approximately 1,242 sq. ft. A modification to the lot width for both lots is sought as part of this application.

Proposed City Council Motion:

I move to recommend approval of **Continued Appl. #PL2019-121 - PRELIMINARY DEVELOPMENT PLAN** - Summit Avenue Addition, Lots 1 & 2, 114 & 200 SE Summit Ave; George and Peggy Nie, applicant

Josh Johnson, Assistant Director of Plan Services  
Peggy Nie, owner  
Kevin Sterrett, Engineer HG Consult

1. A modification shall be granted to the minimum lot width of 80' for a duplex in the RP-2 zoning district to allow a minimum of 60' for Lot 1 and 64.4' for Lot 2.
2. The developer shall make payment to the City of Lee's Summit for construction cost in lieu of actual construction for the segment of sidewalk along SE Summit Ave.

At the August 22, 2019 Planning Commission meeting a motion was made by Commissioner Funk, seconded by Commissioner Loveless, that Appl. #PL2019-121 - Preliminary Development Plan- Summit Avenue Addition, Lots 1 & 2, 114 & 200 SE Summit Ave; George and Pegg Nie, applicant be recommended for approval to the City Council-Regular Session, due back on 9/17/2019. The motion carried unanimously.