

## Legislation Details (With Text)

**File #:** 2019-3140      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Agenda Ready

**File created:** 11/8/2019      **In control:** City Council - Regular Session

**On agenda:** 12/3/2019      **Final action:**

**Title:** Public Hearing: Application #PL2019-305 - Preliminary Development Plan - Main Orchard, 510 NE Main Street and 6 NW Orchard Street; Engineering Solutions, LLC, applicant.

**Sponsors:** Development Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Memo to City Council, 2. Planning Commission Minutes, 3. Applicant's Presentation, 4. Staff's Presentation, 5. Staff Letter, 6. Preliminary Development Plan, 7. Drainage Study, 8. Site Line Drawing, 9. Applicant Narrative/Plan Details, 10. Sanitary Sewer Plan, 11. Location Map

Date	Ver.	Action By	Action	Result
11/14/2019	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2019-305 - Preliminary Development Plan - Main Orchard, 510 NE Main Street and 6 NW Orchard Street; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant is seeking a preliminary development plan approval for a 6 lot single family residential development consisting of one existing home (proposed Lot 3), plus five (5) new single family home sites. Proposed architectural styles, are provided and include single and two-story Bungalow, Craftsman, and American Foursquare housing styles, detached/attached garages and front porches. The proposed building materials consist of lap siding, brick or stone veneer, and wood panels in a variety of color options. A modification is requested for the maximum building height for the detached garage located on Lot 3.

Josh Johnson, AICP, Assistant Director of Plan Services  
Matt Schlicht, Applicant

With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

Recommended Conditions of Approval

Site Specific Conditions

1. The developer shall make payment to the City of Lee's Summit for construction costs in lieu of actual construction for the segment of sidewalk along NW Orchard St.

A motion was made by Board Member Dial, seconded by Board Member Lovell, that Appl. #PL2019-305 - PRELIMINARY DEVELOPMENT PLAN - Main Orchard, 510 NE Main St and 6 NW Orchard St; Engineering Solutions, LLC, applicant, be recommended for approval to the City Council - Regular session, due back on 12/3/2019. The motion carried unanimously.