

Legislation Text

File #: 2018-2491, **Version:** 3

Public Hearing: Application #PL2018-184 - Rezoning from AG and R-1 to RP-3 and Preliminary Development Plan - Allera, approximately 32 acres located at the southwest corner of SW Pryor Road and SW M-150 Highway; Olsson Associates, applicant.

(Note: This item was continued from January 8, 2019 per staff's request.)

Issue/Request:

The applicant proposes to rezone 31.473 acres, located at the southwest corner of SW Pryor Rd and SW M-150 Hwy, from AG (Agricultural) and R-1 (Single-Family Residential) to RP-3 (Planned Residential Mixed Use). The proposed Allera subdivision will be a three-phase development composed of 159 single-family lots, and 12 common area tracts.

The 31.473 acre property is currently a mix of 3 un-platted and 2 platted parcels. The platted parcels are currently zoned R-1 (Single-Family Residential), one of which has an existing single-family home. The remaining three un-platted lots are undeveloped with two being zoned R-1 (Single-Family Residential) and one zoned AG (Agricultural).

The proposed Allera development will provide a housing type not currently available in the Lee's Summit housing market. The new single-family homes will range from 1300-1900 sq. ft. and be priced in the \$200-\$250k price range. The applicant is proposing to construct these homes on lots that will be a minimum of 38' x 110' with a minimum lot area of 4180 sq. ft. The modern two-story homes will be constructed with lap siding, metal/composite roofing and textured siding.

While the RP-3 district allows residential uses ranging from single-family to multi-family, the applicant only proposes to construct single-family homes. All development of this site is tied to the approved plan and any deviation from single-family residential will require a new preliminary development plan approval.

The applicant proposes three modifications. The first modification is to the required minimum lot width of 50', to allow for a minimum lot width of 38'. The second modification request is to the required minimum 20' rear yard setback, to allow for a minimum 15' rear yard setback. The final modification request is the required low impact landscaping screening buffer, to allow for no landscaping screening buffer. Staff supports the modification requests.

- 159 lots
- 12 common area tracts
- 31.473 acres total acres (1,370,963.88 sq. ft.)
- 5.05 units/acre - overall residential density, including common area - 10 units/acre maximum density in the RP-3 district
- 8.98 units/acre - overall residential density, excluding common area

Josh Johnson, AICP, Asst. Dir. of Plan Services

Recommendation: Staff recommends **APPROVAL** of the rezoning and preliminary development plan, subject to the following:

1. A modification shall be granted to the required minimum lot width of 50', to allow for a minimum lot width of 38'.
2. A modification shall be granted to the required minimum 20' rear yard setback, to allow for a minimum 15' rear yard setback.
3. A modification shall be granted to the required low impact landscaping screening buffer, to allow for no landscaping screening buffer.
4. Development shall be in accordance with the preliminary development plan, date stamped November 20, 2018.
5. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated December 4, 2018.