

## Legislation Details (With Text)

<b>File #:</b>	2020-3498	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	8/19/2020	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	10/20/2020	<b>Final action:</b>	
<b>Title:</b>	Public Hearing: Application #PL2019-330 - Rezoning from AG to R-1 and Preliminary Development Plan - Woodland Oaks, Lots 1-42 & Tracts A-C, 2501 and 2601 NE Colbern Road; Engineering Solutions, LLC, applicant.		

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report - revised, 2. Sept 10 Planning Commission Minutes, 3. Sept 24 Planning Commission Minutes, 4. Woodland Oaks sanitary sewer memo, 5. Site Plan, 6. Elevations, 7. Sanitary Study, 8. Storm Water Drainage Study, 9. Traffic Impact Analysis, 10. Public Comments, 11. Neighborhood Meeting Minutes, 12. Location Map, 13. Applicants Presentation, 14. Staffs Presentation

Date	Ver.	Action By	Action	Result
9/24/2020	1	Planning Commission	recommended for approval	Pass
9/10/2020	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2019-330 - Rezoning from AG to R-1 and Preliminary Development Plan - Woodland Oaks, Lots 1-42 & Tracts A-C, 2501 and 2601 NE Colbern Road; Engineering Solutions, LLC, applicant.

The proposed rezoning and preliminary development plan is for the construction of forty-two (42) single-family homes for a new subdivision called Woodland Oaks. The subject property is a 20-acre vacant piece of property.

In the beginning planning stages for Woodland Oaks, the original plat had one single-point of access through Woodland Shores. After hearing the concerns from the Woodland Shores residents regarding increased traffic through their neighborhood, the plat was reconfigured so that there are now two access points into the Woodland Oaks subdivision, one that is through the Woodland Shores subdivision to the south and one directly to NE Blackwell Parkway.

### Proposed City Council Motion:

I move for a second reading of an Ordinance approving a rezoning from Agriculture to District R-1 and preliminary development plan for approximately 20 acres located at 2501 and 2601 NE Colbern Rd, proposed Woodland Oaks, Lots 1-42 and Tracts A-C, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri

Matt Schlicht, Engineer  
Joshua Johnson, Assistant Director, Development Services

**Recommended Conditions of Approval:**

1. A modification to the 10% maximum allowance of cul-de-sac lots in a subdivision shall be granted, to allow 79% cul-de-sac lots.
2. The architectural style and building materials for the single-family homes shall be consistent with the building elevations date issued February 5, 2019 and September 20, 2019.

Committee Recommendation:

Sept 10th, A motion was made by Vice Chair Dial, seconded by Board Member Trafton, that Application #PL2019-330 - Rezoning from AG to R-1 and Preliminary Development Plan - Woodland Oaks, Lots 1-42 & Tracts A-C, 2501 and 2601 NE Colbern Road; Engineering Solutions, LLC, applicant be continued to the Planning Commission, due back on 9/24/2020.

Sept 24th, A motion was made by Vice Chair Dial, seconded by Board Member Loveless, that Application #PL2019-330 - Rezoning from AG to R-1 and Preliminary Development Plan - Woodland Oaks, Lots 1-42 & Tracts A-C, 2501 and 2601 NE Colbern Road; Engineering Solutions, LLC, applicant be recommended for approval to the City Council-Regular Session.