

Legislation Details (With Text)

File #:	2022-4889	Name:	
Type:	Public Hearing - Sworn	Status:	Presented
File created:	4/22/2022	In control:	City Council - Regular Session
On agenda:	5/24/2022	Final action:	5/24/2022
Title:	Public Hearing: Application #PL2022-074 - Rezoning from AG to RP-4 and Preliminary Development Plan - Tristar at Lee's Summit, approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy; Engineering Solutions, LLC, applicant.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. April 28, 2022 - Planning Commission Action Letter, 3. Staff Letter, 4. Transportation Impact Analysis, 5. Traffic Impact Study, 6. Wetland Study (full document), 7. Macro Storm Study (full document), 8. Sanitary Study, 9. Preliminary Development Plan, 10. Preliminary Plat, 11. Rezoning Exhibit, 12. Elevations and photos, 13. Location Map

Date	Ver.	Action By	Action	Result
5/24/2022	1	City Council - Regular Session	presented	
4/28/2022	1	Planning Commission	recommended for approval as amended	Pass

Public Hearing: Application #PL2022-074 - Rezoning from AG to RP-4 and Preliminary Development Plan - Tristar at Lee's Summit, approximately 54 acres located on the east side of Old 291 Hwy approximately 1/2 north M-150 Hwy; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant proposes to rezone the subject property from AG to RP-4 to allow a proposed residential development consisting of 20 townhome buildings (156 dwelling units) and 28 four-plexes (112 dwelling units) totaling 268 dwelling units on 54.26 acres. The development includes various amenities in the form of pickleball courts, walking trails, gazebo area, dog park and a swimming pool with clubhouse.

C. Shannon McGuire, Planner
Matt Schlicht, P.E., Applicant's Representative

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

1. Development shall be in accordance with the preliminary development plan, revised March 28, 2022; Quad (fourplex) photos, time stamped March 30, 2022; and Clubhouse photos, time stamped March 30, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis, prepared by Brad Cooley, dated April 19, 2022.
3. A comprehensive plan amendment shall be submitted and approved prior to the approval of a final plat.

Mr. Kitchens made a motion to recommend approval of Application PL2022-074, Rezoning from AG to RP-4 and Preliminary Development Plan: Tristar at Lee's Summit, approximately 1/2 north M-150 Hwy; Engineering Solutions, LLC, applicant. Mr. Benbrook seconded.

Mr. Trafton made a motion to amend the motion to add 2 conditions of approval.

- 1) Adding a requirement of .47 mm to .52mm siding be used for the project.
- 2) The courtyard ranch style façade shall be broken up through a combination of color and material changes.

Mr. Kitchens seconded. The Planning Commission members voted unanimously by roll call vote to recommend APPROVAL of the amendment.

On the motion of Mr. Kitchens, seconded by Mr. Benbrook, the Planning Commission members voted unanimously by roll call vote to recommend APPROVAL of Application PL2022-074, Preliminary Development Plan; Rezoning from AG to RP-4 and Preliminary Development Plan: Tristar at Lee's Summit, approximately ½ north M-150 Hwy.; Engineering Solutions, LLC, applicant.