



## The City of Lee's Summit

## **Legislation Text**

File #: 2020-3850, Version: 1

Public Hearing: Application #PL2020-308 - Rezoning from AG and R-1 to R-1 and Preliminary Development Plan - Winterset Valley 14th Plat, Lots 1488-1521 & Tracts A-E; Engineering Solutions, LLC, applicant.

## Issue/Request:

The developer proposes a preliminary development plan covering approximately 25 acres for the next phase of the Winterset Valley single-family residential subdivision. Of these 25 acres, 14 acres have existing R-1 zoning. The remaining 11 acres are zoned AG and are proposed to be rezoned to R-1 as part of this application. This next phase of the Winterset Valley subdivision consists of 34 lots and 5 common area tracts.

A preliminary development plan accompanies the rezoning application because the applicant requires a modification to the maximum allowable cul-de-sac length. The proposed preliminary development plan also serves as the preliminary plat for Winterset Valley, 14<sup>th</sup> Plat, as allowed under UDO Section 7.120.

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

Recommendation: With the condition of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the maximum allowable 1,000 foot cul-de-sac length, to allow a cul-de-sac length of approximately 1,170 ft.

Committee Recommendation: On a motion by Mr. Loveless, seconded by Mr. Kitchens, the Planning Commission unanimously voted on December 10, 2020, to recommend APPROVAL of Application #PL2020-308 - Rezoning from AG and R-1 to R-1 and Preliminary Development Plan - Winterset Valley 14th Plat, Lots 1488-1521 & Tracts A-E; Engineering Solutions, LLC, applicant.