

Legislation Text

File #: 2021-4013, **Version:** 1

Public Hearing: Application #PL2020-367 - Preliminary Development Plan - Wood Corner, 617 SE 6th Street; Dymon Wood, applicant.

Issue/Request:

The applicant is seeking a preliminary development plan approval for a single-family residential home located on the east half of the subject property. A preliminary development plan is required on this property due to the residential planned district zoning designation (RP-2). The proposed home will be oriented towards 6th St. and will have driveway access from 6th St. as well. The lot will be subdivided in the future to create two lots as another single-family home is proposed on the west portion of the lot. The home on the west portion of the lot doesn't require preliminary development plan approval as it is allowed by right since there was a home on the lot previously. The addition of a second home requires preliminary development plan approval.

Josh Johnson, AICP, Assistant Director of Plan Services
Dymon Wood, 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 SE 6th St and SE Independence Ave.

Standard Conditions of Approval

2. Show sidewalk along SE 6th St and SE Independence Ave on the site plan and minor plat. Provide a note indicating sidewalk construction will be by others, and payment in lieu of sidewalk construction as approved by the Director of Development Services in accordance with UDO Provisions.
3. The right-of-way shall be dedicated prior to the recording of the plat and shall be referenced on the minor plat.
4. A minor plat is required to be submitted, reviewed, approved, and recorded with Jackson County prior to the issuance of a building permit for 621 SE 6th St. (Lot 13B).

A motion was made by Board Member Trafton, seconded by Vice Chair Arth, at Planning Commission on a date of March 11, 2021, that Appl. #PL2020-367 - Preliminary Development Plan - Wood Corner, 617 SE 6th St; Dymon Wood, applicant, applicant, be recommended for approval to the City Council - Regular Session, due back on April 13, 2021. The motion was approved by 7 Aye's with 2 board members being absent.

