



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-121
File Name	Continued Appl. PRELIMINARY DEVELOPMENT PLAN – Summit Avenue Addition
Applicant	George and Peggy Nie
Property Address	114 and 200 SE Summit Ave.
Planning Commission Date Heard by	August 22, 2019 Planning Commission and City Council
Analyst	Jennifer Thompson, Senior Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: unable to locate date
Neighborhood meeting conducted: A neighborhood meeting was not conducted
Newspaper notification published on: July 20, 2019
Radius notices mailed to properties within 185 feet on: July 16, 2019
Site posted notice on: July 16, 2019

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Attachments

Preliminary Development Plan, date stamped July 17, 2019 – 3 pages
Architectural Elevations and Floor Plan, dated stamped July 17, 2019
2 – pages

Storm Water Drainage Report, dated June 18, 2019 – 4 pages
Modification Request submitted by applicant –1 page
Neighborhood Residential Compatibility Location Map – 1 page
Neighborhood Residential Compatibility Table – 1 page
Corresponding Photos for Compatibility Table – 8 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant	George and Peggy Nie
Applicant's Representative	HG Consult, Inc./Kevin Sterrett
Location of Property	114 and 200 SE Summit Ave.
Size of Property	0.71 Acres
Zoning (Existing)	RP-2 (Planned Two-Family Residential District)
Density (Proposed)	2.82 units/acre (7.5 units/acre max in RP-2)
Comprehensive Plan Designation	Old Town Master Development Plan
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan.
Duration of Validity	Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use
Vacant ground surrounded by a mixture of residential types including duplexes and single-family homes. Gamber Center is located nearby at the intersection of SE Independence Ave and SE Summit Ave.

Description of Applicant's Request
The applicant is seeking a preliminary development plan approval for a residential development of two (2) duplexes located on two separate lots, located at 114 and 200 SE Summit Ave.

2. Land Use

Description and Character of Surrounding Area
The proposed site is located at 114 and 200 SE Summit Ave. The surrounding neighborhood is comprised of a mix of residential types including one and two-story duplexes and one-story single-family homes.

Adjacent Land Uses and Zoning

North:	RP-2 (Planned Two-Family Residential District) – Two- family homes (duplex)
South:	R-1 (Single-Family Residential District) – Single family homes
East (across SE Summit Ave.):	RP-2 (Planned Two-Family Residential District) – Two family homes and vacant lots
West:	CP-1 (Planned Neighborhood District) – Office complex

Site Characteristics
The site consists of two vacant lots with a wooded area along the rear of the lots. Existing duplex dwellings are located to the north and east of this site and other single-family homes and duplexes are scattered within the neighborhood.

Special Considerations
The property has remained a vacant lot and is considered an infill development located within the Old Lee’s Summit Neighborhood.

3. Project Proposal

Site Design

Land Use	
Density:	2.82

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	20’	Lot 1: 25’/Lot 2:74’
Side	5’	5’ and 5’+
Rear	20’	Lot1: 112’ /Lot 2: 56’

Lot Width

Lot Width	Required for Duplex in RP-2	Proposed
At right-of-way	80’	Lot 1: 60’/Lot 2: 64.44’

*Requires modification

Structure(s) Design

Number and Proposed Use of Buildings
2- two-family structures (duplex)
Building Height
27’
Number of Stories
2 stories

4. Unified Development Ordinance (UDO)

Section	Description
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan
2.320	Development plan and allowable modifications

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.4
Residential Development	Objective 3.2
Chapter IV: Preferred Framework (Old Lee's Summit Development Master Plan)	Increase Housing Stock

Comprehensive Plan

The proposed use is consistent with the “Old Town Master Development Plan” land use recommended by the Comprehensive Plan for the area. The “Old Town Master Development Plan” area is identified as being a part of the Old Lee’s Summit Neighborhood area. The preferred framework of the “Old Town Lee’s Summit Development Master Plan” sets the goal of increasing the housing stock, to include rental and for sale multi-family, medium to high-density single family and townhouse units in this area. The proposed use is in alliance with the plan’s established goal of increasing the available higher density housing stock by providing a diverse housing type to meet the changing housing needs of the community.

6. Analysis

Background and History

The applicant seeks approval of a preliminary development plan for Summit Avenue Addition. The proposed development consists of two (2) duplexes located on two separate lots, located at 114 and 200 SE Summit Avenue. The proposed duplexes are 2-story structures with front-entry garages, front covered porches and side patio landings. The proposed building materials are comprised of lap siding, stone veneer accents, and architectural shingles in colors of gray, white, and weathered wood. Each unit will be approximately 1,242 sq. ft. A modification to the lot width for both lots is sought as part of this application

- May 19, 1925 – Final Plat for *Lowes Addition* was recorded at Jackson County Recorder of Deeds.

Compatibility

The proposal for this minimal infill residential development is in general accordance with the existing zoning and compatible with surrounding duplex units. The surrounding housing types include 1-story and 2-story duplexes and 1-story compact single-family dwellings. Upon analysis of the neighborhood, a variety of housing types are present which is challenging for an infill development to “match” a particular type of housing “style”. Please see the attached compatibility documents as provided by the applicant to better analyze the surrounding environment.



Adverse Impacts

The proposed development will not detrimentally impact the surrounding area. The buildings are designed and located to be compatible with neighboring properties and should enhance the neighborhood.

Stormwater

There is a history of reported flooding issues in this area due to poor drainage conveyance. Currently stormwater drains from the south to the north across the subject property in somewhat of a sheet flow manner. It eventually either works its way to an existing field inlet located on the Gamber Center property or onto 2nd Street behind the adjacent properties to the north. This project will direct the flow through a new drainage swale along the backside of the proposed properties and an off-site swale on the adjacent properties to the north, into an existing swale located on the Gamber Center property.

Public Services

SE Summit Avenue has sufficient capacity to accommodate the proposed use; no improvements to SE Summit Avenue are required as part of the proposed development. The total trip generation is two (2) vehicles during the peak hour, making the traffic impact negligible and unmeasurable.

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The subject property is an infill site that has remained vacant. The proposed development will tie into the existing public infrastructure.

Modifications

Minimum Lot Width.

- Required – 80' for a two-family home/duplex in the RP-2 Zoning District
- Proposed – 60' lot width for Lot 1 and a 64.44' lot width for Lot 2
- Recommended – The proposed lot widths do not meet UDO requirements, however there are aspects of the site and surrounding neighborhood that provides support for the requested modification.
 - The lots are deep, over 200'+ in depth, which provides more green space and lot area for each duplex structure.
 - The minimum lot square footage required is 4,500 sq. ft. for each unit in the RP-2 zoning District. The proposed square footage for Lot 1 and 2 is 12,625 sq. ft. and 18,381 sq. ft., respectively; exceeding the lot square footage requirement.
 - The maximum density for the RP-2 zoning district is 7.5 units per acre; the proposed density is 2.82 for the combined lots.

Staff supports the modification request for the lot width. The proposed development is compatible with the surrounding housing types and lot widths within the neighborhood. Please see the attached compatibility documents as provided by the applicant to better analyze the surrounding environment.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific Conditions

1. A modification shall be granted to the minimum lot width of 80' for a duplex in the RP-2 zoning district to allow a minimum of 60' for Lot 1 and 64.44' for Lot 2.
2. The developer shall make payment to the City of Lee's Summit for construction cost in lieu of actual construction for the segment of sidewalk along SE Summit Ave.

Standard Conditions of Approval

3. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
4. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
5. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits or the start of construction (excluding land disturbance permit).
6. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 16.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.
7. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
8. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
9. All permanent off-site easements, or temporary construction easements for grading of the downstream swale, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any Final Development Plan or prior to issuance of any building permit. A certified copy shall be submitted to the City for verification.
10. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
11. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
12. A Minor Plat shall be approved and recorded (with the appropriate number of copies of the recorded plat returned to the Development Services Department) prior to any building permits being issued.