

Project: Lots 1 – 6, Main Orchard

This memorandum is to serve as a guideline for the home construction on Lots 1, 2 & 4– 6, Main Orchard. Lot 3 is an existing 1,100 sf home constructed around the early 1900's.

**Existing Area Description**

The proposed development is located within an area of Downtown Lee's Summit that is one block west of Douglas Street and two blocks south of Chipman Road and the adjacent area is all zoned RP-2, Planned Two Family Residential District. The area to the north and west is single family and duplex family homes that were constructed in the 1950's with an average home size around 1,050 sf and a lots size of approximately 15,000 sf. Many of the existing homes that were constructed in the 1950's can be described as a mid-century ranch style home. These homes are typically rectangular in shape and have a long linear presentation toward the street with a single stall parking garage on one end of the home. Within the development area there are a few homes there were constructed in the early 1900's and have a typical "American Foursquare" and "Bungalow" style designs, with home sizes being 1,500 sf and 1,000 sf respectively and the lots sizes are approximately 0.50 acres in size.



Existing Ranch Style Home



Existing Bungalow Style Home



Existing Bungalow with Front Porch



New Home, Hearne's Addition Lot 18 A



Existing Duplex

**Development Plan Description**

Lots 1, 2, 4, 5 and 6

-These lots are going to be available for purchase by individual buyers to construct a new home. The home will be required to comply with the required items listed in the "House Characteristics" section of this memorandum.

Lot 3

-This lot has an existing "Bungalow" style home that is approximately 1,100 sf with a full stone foundation. The home has a dormer and a full house width front porch. There is not an existing garage and the driveway is gravel. The purposed development plan illustrates future construction of a two-story garage / apartment with a footprint of 1,200 sf. The intent is to build a lower level two stall garage for the existing home and a one stall garage for the second-floor apartment. This lot will be maintained as one owner and the house and garage unit will remain as a rental.



**Requested Modification** to the height of the garage structure on Lot 3 not to exceed the height of the principal structure. The principal structure is shown below in the Table 1 and the request is to construct the garage to a maximum height of 30 feet. With the setback from the right of way and location on the lot the structure will not appear imposing on the existing structures but the height will allow for the construction of home elements to keep the architectural style consistent.

Table 1. Existing House Height Measurements

Top of Hip Roof	22' – 10"
Top of Chimney	25' – 10"
Top of Vent Cap on Chimney	28' – 0"

50 SE 30<sup>th</sup> Street Lee's Summit, MO 64082

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28'-0"

### House Characteristics

Minimum Floor Area	1,000 sf
Garage	Minimum Single Stall (Detached or Attached to Residence)
Garage Location	No street facing overhead garage doors
Front Porch	Minimum width of 50% of Total House Width with a 6-foot depth
House Style	Two-Story or Single Story with Dormer (American Foursquare, Bungalow, Craftsman)
Driveway Width at ROW	16 Feet

### *House Style*

The style of the home should include front porches that are facing the street right of way to promote pedestrian and neighborhood connectivity. This will include incorporating a walkway connection from the front of the home to the public sidewalk. The public sidewalk will not be constructed with the development, but the connection shall be provided for. The driveway width at the street should be limited to 16 feet to limit the amount of concrete mass on the site but the driveway width can expand behind the home to allow for a multi stall garage. The home shall be constructed in such a way that the entry to the home shall incorporate a minimum of two steps from the sidewalk grade to the front porch. Front porch must incorporate a minimum of two column elements to delineate the porch with a minimum of 30% of the porch being constructed with a railing or knee wall.

### *House Color and Material*

The front of the House siding shall consist of multiple type of house siding to vary the appearance. Examples would include but not limited to lap siding or shake shingle combinations with stone or brick. The front and two sides of the home shall provide trim around window and door elements to be painted in a color that is different than the main body color of the house.

The following are example houses that could be constructed on the lots



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House Type Description  
October 14, 2019  
Main Orchard  
Lee's Summit, MO

#### Neighborhood Meeting Notes

Meeting Date 10-10-19 at 6pm  
Location Gamber Community Center, Yellowstone Room  
4 SE Independence, MO

Attendance Sheet is attached to this report

The meeting began at 6pm and Mr. Schlicht presented the project as a residential development of the 2 lots located at 510 NW Main and 6 NW Orchard to create 5 new residential single family lots and the existing home at 510 NW Main is proposing to construct a Garage / Loft structure for use as a rental on that lot. Mr. Schlicht explained the current area is zoned RP-2, which would allow for a multifamily development, however at this time the 5 new lots are being proposed as single family construction and if someone would like to build multifamily units on those lots, a new Preliminary Development Plan application would be required.

Following the presentation Mr. Schlicht asked if there were any questions or comments and the following things were asked:

-Will the new homes be rentals?

Mr. Schlicht explained that he will be selling the lots and the builder would be able to rent or sell the home. He explained that he expected individuals to purchase the lots and construct a new home for their own residence, but he did not know for sure.

-What will the expected cost of the homes be?

Mr. Schlicht again noted he is selling the lots but speculated that if the lot costs \$65,000 and the person constructs a new 1,000 sf home at \$140 to \$150/sf, that the home price would be a minimum of \$225,000 and that currently there is homes on the market for around \$325,000.

There was some additional discussion on the home and the neighborhood that was more general in nature but overall the meeting went well, and everyone was gone by 6:45 pm.

Mr. Schlicht explained they would receive another notice about the public meeting and that everyone will have an opportunity to speak at the public meeting and they are welcome to contact Mr. Schlicht or the City of Lee's Summit if they had any questions.



# ENGINEERING SOLUTIONS

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Project Name: MAEN ORCHARD  
Date: 10/16/19  
By: Neighbor Meeting  
Description: SIGN IN

Sheila Jackson  
602 NE Main St.  
Lee's Summit MO 64063

Albert Seese #JEAN  
506 NW main st  
LS MO 64063

Date Notice Sent: October 3, 2019

## NOTICE TO PROPERTY OWNERS

A neighborhood meeting will be held on the following application as noted below.

The application is to develop 5 new single family residential lots.

**Application # :** PL2019305

**Description of Request:** Preliminary Development Plan

**Location of Property:** 510 SW Main St and 6 NE Orchard, Lee's Summit, MO 64063

**Applicant:** Engineering Solutions

**Meeting of:**



**NEIGHBORHOOD MEETING**

**DATE:** October 10, 2019, Thursday

**TIME:** 6:00 p.m.

**LOCATION:** Gamber Community Center, Yellowstone Room  
4 SE Independence Ave, Lee's Summit, MO

**All interested persons are invited to attend and will have an opportunity to be heard at the neighborhood meeting.**

**For more information, contact**

**Matt Schlicht, Engineering Solutions, 816-623-9888 Ext 0#, mschlicht@es-kc.com  
Planning & Development Department, City of Lee's Summit, at 816-969-1200.**

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**Signature of Applicant**



### Preliminary Development Criteria

1. The character of the neighborhood.
  - The area to the north and west is single family and duplex family homes that were constructed in the 1950's with an average home size around 1,050 sf and a lots size of approximately 15,000 sf. Many of the existing homes that were constructed in the 1950's can be described as a mid-century ranch style home. These homes are typically rectangular in shape and have a long linear presentation toward the street with a single stall parking garage on one end of the home. Within the development area there are a few homes there were constructed in the early 1900's and have a typical "American Foursquare" and "Bungalow" style designs, with home sizes being 1,500 sf and 1,000 sf respectively and the lots sizes are approximately 0.50 acres in size.
2. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
  - The area is zoned RP-2 and the area is generally single family and duplex home sites. These two parcels are two of the few remaining lots within the downtown area
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
  - The site has adequate access to all necessary public facilities and the development will improve the sanitary sewer system with a new sewer extension to serve the proposed lots.
4. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
  - The site is zoned for two family residential zoning and the homes will comply with the zoning district
5. The length of time, if any, the property has remained vacant as zoned.
  - The parcel located at 6 NE Orchard has always been a vacant parcel and the parcel located at 510 NW Main has an existing home and the remaining area has been undeveloped.
6. The extent to which the proposed use will negatively affect the aesthetics of the property and neighboring property.
  - The development of this parcel will continue to develop new downtown homes that rekindle the mid 1900's Craftsman Style Bungalow in the downtown area.
7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
  - This development will not create any detrimental impact the downtown / neighboring area and will continue the revitalization of the downtown area.
8. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
  - The construction of the new sidewalks along Main Street and Orchard will continue to improve the pedestrian access throughout the downtown area. Each home site will provide a garage and off-street parking to not create any parking concerns for the area.



9. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.
  - The site will provide individual onsite detention facilities that will incorporate Best Management Practices for storm water management to provide some innovative and aesthetically appealing plantings within the development area.
10. The extent to which the proposed use will negatively affect the values of the property or neighboring properties.
  - With the estimated home prices being \$225,000 or more it is expected the development of these lots will increase the value of the neighboring properties.
11. The extent to which there is a need for the use in the community.
  - The downtown area is a very desirable area to live and is continuing to develop in a positive direction. This project will provide an opportunity for the community to purchase and construct a new home with the old town feel of the downtown community.
12. The economic impact of the proposed use on the community.
  - With the estimated home prices being \$225,000 or more it is expected the development of these lots will increase the value of the neighboring properties.
13. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the UDO.
  - The development will comply with the UDO requirements and is asking for a variance on a few storm water requirements and on the height of the proposed Garage / Loft on Lot 3.
14. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
  - The existing facilities will be adequate for the development of this project and the Developer will install a new sanitary sewer line to serve the proposed lots with a new sanitary sewer service.
15. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
  - The Developer believes the parcels are currently underutilized and the development of these lots will provide a very desirable lot for a future Lee's Summit resident. The hardship or denial of the application will mean the land will stay undeveloped as it has for years and it is the Developer's belief that this is not the best use of the parcel.
16. The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvement Plan, and other adopted planning policies.
  - The proposed development conforms to the overall plans for the site.
17. The recommendation of professional staff.
  - This is the highest and best use for these parcels.



18. The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
  - The proposed development is consistent with the surrounding development and City's long-term plans for the area.

**Article 2 of the UDO Requirements**

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
  - The development conforms with the City's long-term plan and zoning for these parcels.
2. Development will not impede the normal and orderly development and improvement of the surrounding property.
  - These two parcels are a two of the few remaining undeveloped lots located within the downtown area and the development of these lots is consistent with the existing development within the area.
3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.
  - The proposed lots will connect directly to Main Street and the driveways are being limited to 16 feet to minimize the impervious impact to the front yard area of the proposed lots.



# LEE'S SUMMIT MISSOURI

## SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	∅	∅	∅	∅
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	∅	∅	∅	∅
Lot Width	Range: <u>61</u> to <u>89</u> feet; Average: _____ ft.	69.33	75 to 80	60 to 80
Lot Area	Range: <u>9,600</u> to <u>25,000</u> square feet; Average: _____ sq. ft.	13,750	15,000	5,000 to 20,000
Lot Depth	Range: <u>160</u> to <u>200</u> feet; Average: _____ ft.	200	180 - 200	150 to 200

# **LEE'S SUMMIT** MISSOURI

## SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat MAEN ORCHARD	SOUTH Adjacent Plat # 1 HEARNE'S ADD LOTS 12A, 12B, 12C	NORTH Adjacent Plat # 2 MANN HEIGHT	EAST Adjacent Plat # 3 HEARNE'S 1 <sup>ST</sup> ADD
Street Separation between the proposed development and the adjacent development		60'	∅	50'
Lots/Acreage	$\frac{6}{2.31}$ Lots on acres	3/0.93	31/12.9	≈ N/A
Density	$\frac{2.6}{}$ Units per acre	3.2	2.4	≈ 2.5
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	∅ X	∅ CITY	∅ UDO	∅ X
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch	BRICK LAP SIDING FRONT PORCH	TRADITIONAL REVERSE	BRICK LAP SIDING FRONT PORCH	X
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	CRAFTSMAN STYLE BUNGALOW FORMER TWO STORY	TRADITIONAL	RANCH BUNGALOWS	X

**LS LEE'S SUMMIT**  
MISSOURI

**SINGLE FAMILY RESIDENTIAL COMPATIBILITY**

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
<b>Setbacks</b>	Setbacks: <u>20</u> front, <u>30</u> rear, <u>5</u> sides	20 FRONT 30 REAR 5 SIDE	→	
<b>Square footage of homes measured by total finished floor area</b>	1,000	1,000	1,000	1,000
<b>Minimum Floor Area</b>	1,000	?	?	?
<b>Entrance Monumentation</b>	∅	∅	∅	∅
<b>Street and Lot Layout Configuration</b>	∅	∅	∅	∅