



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-307
File Name	REZONING from AG and R-1 to RP-3 and PRELIMINARY DEVELOPMENT PLAN – Osage
Applicant	Clayton Properties Group, Inc.
Property Address	Southwest corner of SW M-150 Hwy and SW Pryor Rd
Planning Commission Date	November 14, 2019
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: June 24, 2019
Neighborhood meeting conducted: October 14, 2019
Newspaper notification published on: October 26, 2019
Radius notices mailed to properties within 300 feet on: October 25, 2019
Site posted notice on: October 25, 2019

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Attachments

Transportation Impact Analysis prepared by Michael Park, dated November 7, 2019 – 4 pages
Osage Trip Generation Memo submitted by Olsson, dated September 12, 2019 – 7 pages
Traffic Study submitted by Olsson, dated October 17, 2018 – 27 pages

Stormwater Drainage Study by Olsson, dated October 11, 2019 – 11 pages

Preliminary Development Plan, date stamped October 15, 2019 – 17 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant	Clayton Properties Group, Inc.
Applicant's Representative	Vincent Walker/Owner Representative John Erpelding, PE/Engineer
Location of Property	Southwest corner of SW M-150 Hwy and SW Pryor Rd
Size of Property	31.47 Acres
Zoning (Proposed)	RP-3 (Planned Residential Mixed Use District)
Zoning (Existing)	AG (Agricultural District) R-1 (Single-Family Residential District)
Density (Proposed)	5.1 units/acre (including common area); 8.7 units/acre (excluding common area) – 10 units/acre max allowed in RP-3
Comprehensive Plan Designation	Planned Mixed Use Residential Mixed-density Low-density Residential
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and 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. There is no expiration to an approval for rezoning.

Current Land Use
The 31.47 acre property is a mix of three (3) un-platted and two (2) platted parcels. The platted parcels are currently zoned R-1 (Single-Family Residential), one of which has an existing single-family home. The remaining three unplatted lots are undeveloped, with two being zoned R-1 (Single-Family Residential) and one zoned AG (Agricultural).

Description of Applicant's Request
The applicant proposes to rezone 31.47 acres located at the southwest corner of SW Pryor Rd and SW M-150 Hwy from AG (Agricultural) and R-1 (Single-Family Residential) to RP-3 (Planned Residential Mixed Use). The proposed subdivision will be a three-phase development composed of 32 single-family lots, 22 two-family structures, 21 four-family structures and 16 common area tracts.

2. Land Use

Description and Character of Surrounding Area

The surrounding area is a mix of single-family and undeveloped vacant properties. The properties to the north are large lot single-family homes. The properties to the east and west are undeveloped vacant parcels. To the south are large lot single-family homes. The Napa Valley single-family subdivision is located southeast of the proposed project. Grand Summit View and Arborwalk single-family subdivisions are located to the northeast.

Adjacent Land Uses and Zoning

North(across M-150 Hwy):	AG (Agricultural) and R-1 (Single-Family Residential) — large lot single-family
South:	AG (Agricultural)—large lot single-family
East	CP-2 (Planned Community Commercial/Retail) and RP-3 (Planned Residential Mixed Use) —vacant ground
West:	AG (Agricultural) and R-1 (Single-Family Residential) —vacant ground

Site Characteristics

The 31.47 acre property is currently a mix of three (3) unplatted and two (2) platted parcels. The platted parcels are currently zoned R-1 (Single-Family Residential), one of which has an existing single-family home. The remaining three unplatted lots are undeveloped with two being zoned R-1 (Single-Family Residential) and one zoned AG (Agricultural).

Special Considerations

N/A

3. Project Proposal

Parking

Proposed		Required	
Total parking spaces proposed (Subdivision swimming pool):	13	1 space per 16 lots in subdivision:	10

Setbacks

Yard	Required	Proposed
Single-Family (Lots 26-41, 60-75)		
Front	25'/15' corner lots	25'/15' corner lots
Side	5'	5'
Rear	20'	20'
Two-Family (Lots 16-25, 45, 49-59)		

Front	25'/15' corner lots	25'/15' corner lots
Side	5'	5'
Rear	20'	20'
Four-Family (Lots 1-15, 42-44, 46-48)		
Front	25'/15' corner lots	25'/15' corner lots
Side	10'	10'
Rear	30'	30'

Lot Dimensions

	Single-Family (Lots 26-41, 60-75)	Two-Family (Lots 16-25, 45, 49-59)	Four-Family (Lots 1-15, 42-44, 46-48)
Minimum Depth	120'	118'	120'
Minimum Width	50'	70'	140'
Minimum Area	6,000 Sq. Ft.	8,260 Sq. Ft.	16,800 Sq. Ft.

4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250, 2.260	Rezoning
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan
4.120	Zoning District Regulations

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.2 Objective 3.3

6. Analysis**Background and History**

- November 11, 1975 – The City Council approved a rezoning (Appl. #1975-003) of approximately 87 acres generally located at the southwest corner of SW M-150 Hwy and SW Pryor Rd from AG to R-1 by Ordinance #1632. The south 20 acres of the proposed Osage residential development was included in this rezoning.
- June 1, 1993—The City Council approved a rezoning (Appl. #1993-017) of 10 acres located at the southwest corner of SW M-150 Hwy and SW Pryor Rd from AG (Agricultural) to R-1 (Single-Family Residential) for the proposed Salvaggio's Ranch final plat by Ordinance #3852. This property constitutes the northeast portion of the proposed Osage residential development.

- June 1, 1993—The City Council approved the final plat (Appl. #1993-235) of Salvaggio's Ranch, Lots 1-3 by Ordinance #3856.
- February 5, 2019 — Appl. #PL2018-184 – Rezoning from AG and R-1 to RP-3 and Preliminary Development Plan – Proposed Allera single-family development failed to attain the minimum required affirmative votes to be approved.

Analysis of Rezoning

The proposal is to rezone 31.47 acres from AG (Agricultural) and R-1 (Single-Family Residential) to RP-3 (Planned Residential Mixed Use). The proposed subdivision will be a three-phase development composed of 32 single-family lots, 22 two-family structures, 21 four-family structures and 16 common area tracts. All development of this site shall be tied an approved plan and any deviation will require a new preliminary development plan approval.

Comprehensive Plan

The 2005 Lee's Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as a mix of Planned Mixed Use, Residential Mixed-density and Low-density Residential. The intersection of SW Pryor Rd and SW M-150 Hwy is identified as an Activity Center.

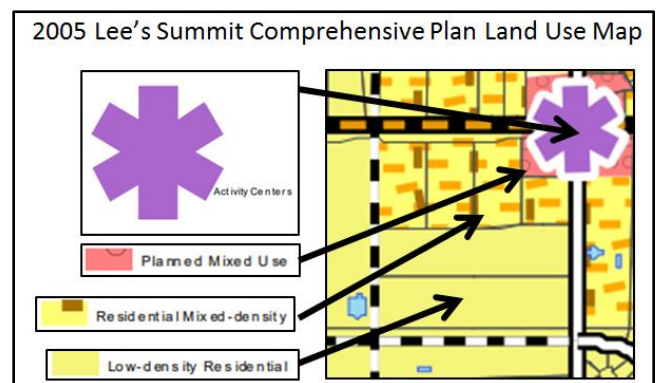
The M-150 Sustainable Corridor Vision and Framework Plan identifies an Activity Center as a Mixed-use center intended to promote compatibility with adjacent uses and to concentrate higher intensity uses such as retail, office, and multi-family residential in areas where they may be readily accessed and supported by existing and future neighborhoods.

The use is generally consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market.

Compatibility

The property is located at the southwest corner of the intersection of M-150 Hwy and SW Pryor Rd. M-150 Hwy serves as gateway into Lee's Summit.

Single-family and multi-family residential are compatible uses for the area and proposed zoning. Relative to existing development in the general area, the northeast corner of M-150 Hwy and SW Pryor Rd is developed as a single-family residential subdivision. Further to the northeast sits the 310-acre Arborwalk development. Arborwalk is a mixed use development that includes single-family villa lots, standard single-family lots, duplexes, tri-plexes, four-plexes and apartments. Villa lots in Arborwalk are allowed a minimum lot size of 3,675 sq. ft.



Southeast of the subject property sits the 80-acre Napa Valley development. Napa Valley has a mix of single-family villa lots, standard single-family lots and estate single-family lots. Villa lots in Napa Valley are allowed a minimum lot size of 4,950 sq. ft. The proposed 6,000 sq. ft. minimum lot size for single-family in the proposed Osage development is 2,325 sq. ft. larger than the minimum in Arborwalk and 1,050 sq. ft. larger than the minimum in Napa Valley.

The proposed building materials and architecture are similar and compatible with existing residential subdivisions in the area and throughout the city. The proposed building exterior is composed of stone veneer, LP Smart lap/panel siding, LP shake shingle siding and composite shingle roofs.

Adverse Impacts

The proposed development will not detrimentally impact the surrounding area as the use is not expected to create excessive noise and air pollution. The proposed development will not create excessive storm water runoff. Stormwater will be managed on-site by the construction of a detention pond adjacent to the southeastern property line.

The development is designed and situated in such a way that the more intense multi-family use is adjacent to M-150 and the single-family use be situated adjacent to the surrounding residential homes. A 20' medium impact landscaping buffer will be installed along the west and south property lines to further provide screening to adjoin uses.

Public Services

The increase in traffic caused by the proposed development will be mitigated by road improvements as outlined below and in the Transportation Impact Analysis dated November 7, 2019, prepared by Michael Park, City Traffic Engineer.

1. Right-of-way shall be dedicated along the west side of Pryor Road adjacent to the proposed development, where necessary, to accommodate a minimum 100-foot right-of-way centered on the existing section for the Pryor Road corridor.
2. Pryor Road shall have an interim road section compliant with the Unimproved Road Policy that includes at least two 12-foot lanes with 6-foot paved shoulders from M-150 Highway to Napa Valley Drive. This improvement shall be substantially completed prior to the issuance of any residential building permits.
3. A 200-foot, plus taper, northbound left-turn lane along Pryor Road at Osage Drive shall be constructed. This improvement shall be substantially completed prior to the issuance of any residential building permits.
4. A 150-foot, plus taper, eastbound right-turn lane along M-150 Highway at Clayton Place shall be constructed. This improvement shall be substantially completed prior to the issuance of any residential building permits. This improvement may be modified at the discretion of MoDOT.

5. A 150-foot, plus taper, southbound right-turn lane along Pryor Road at Osage Drive shall be constructed. This improvement shall be substantially completed prior to the issuance of any residential building permits.
6. A 150-foot, plus taper, northbound left-turn lane along Pryor Road at M-150 Highway shall be constructed. This improvement shall be substantially completed prior to the issuance of any residential building permits.

Unified Development Ordinance

The requested RP-3 (Planned Residential Mixed Use District) provides for medium-density mixed residential uses at a maximum of ten units per gross acre. The RP-3 District allows for one-, two-, three- and four-family attached and detached dwelling units. Should the requested rezoning and preliminary development plan be granted, the proposed development would satisfy any requirements applicable to the zoning district pursuant to UDO.

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. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated November 7, 2019, prepared by Michael Park, City Traffic Engineer.

Standard Conditions of Approval

2. 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 plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits
3. 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.
4. 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).
5. 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). 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.

6. 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.
7. 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 engineering plans.
8. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the approval of any engineering plans. A certified copy shall be submitted to the City for verification.
9. 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."
10. Upon approval of the proposed rezoning, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.
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. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
13. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
14. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
15. IFC 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
16. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.
17. A final plat shall be approved and recorded prior to any building permits being issued.