



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-305
File Name	PRELIMINARY DEVELOPMENT PLAN – Main Orchard
Applicant	Engineering Solutions
Property Address	510 NW Main Street and 6 NW Orchard Street
Planning Commission Date Heard by	November 14, 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: July 16, 2019
Neighborhood meeting conducted: October 10, 2019
Newspaper notification published on: October 26, 2019
Radius notices mailed to properties within 300 feet on: October 18, 2019
Site posted notice on: October 23, 2019

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Attachments

Preliminary Development Plan, date stamped October 14, 2019 – 5 pages
Site Line Drawing –1 page
Storm Water Drainage Report, dated September 13, 2019 – 10 pages

Applicant narrative/Project Details, date stamped November 8, 2019

– 25 pages

Neighborhood Meeting Information, date stamped October 14, 2019

–2 pages

Preliminary Development Plan Criteria response from applicant, date stamped November 8, 2019 – 3 pages

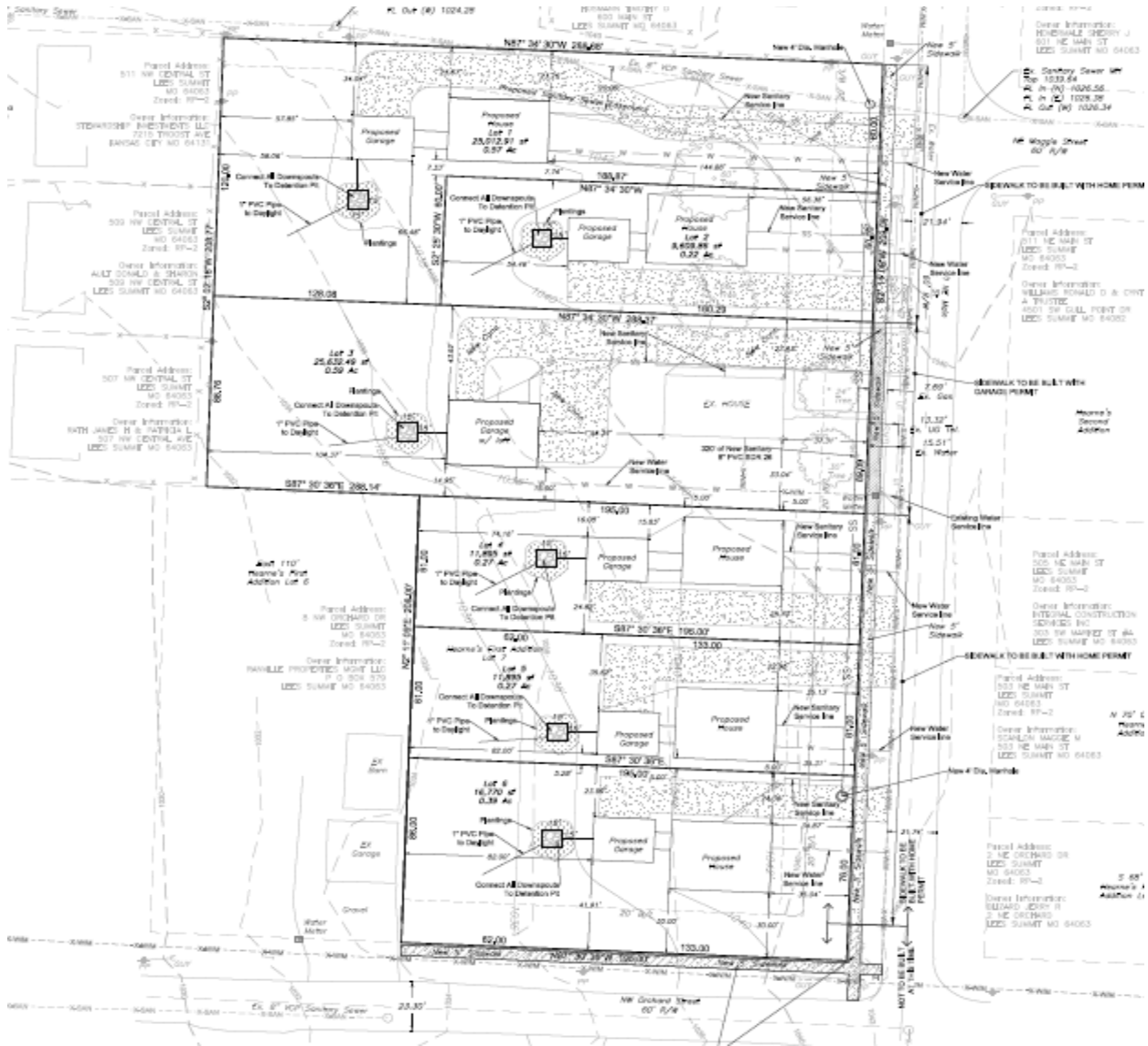
Location Map

1. Project Data and Facts

Project Data	
Applicant	Engineering Solutions
Applicant’s Representative	Matt Schlicht/Owner
Location of Property	510 NW Main St and 6 NW Orchard St
Size of Property	2.31 Acres
Zoning (Existing)	RP-2 (Planned Two-Family Residential District)
Density (Proposed)	2.60 units/acre (7.5 units/acre max in RP-2)
Comprehensive Plan Designation	Residential Infill Opportunities (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
The subject project area is approximately 2.31 acres comprised of one (1) undeveloped vacant lot and one (1) unplatted parcel that has an existing single family home on the property. The properties surrounding the area primarily consists of single family detached homes.

Description of Applicant’s Request
The applicant is seeking a preliminary development plan approval for a 6 lot single family residential development consisting of one existing home (proposed Lot 3), plus five (5) new single family home sites. Proposed architectural styles, are provided and include single and two-story Bungalow, Craftsman, and American Foursquare housing styles, detached/attached garages and front porches. The proposed building materials consist of lap siding, brick or stone veneer, and wood panels in a variety of color options. A modification is requested for the maximum building height for the detached garage located on Lot 3.



2. Land Use

Description and Character of Surrounding Area

The proposed site is located at the northwest corner of NW Orchard St. and northwest Main St. The surrounding neighborhood is primarily comprised of single-family residential dwellings with a mixture of housing styles varying from mid-century ranch and typical Bungalow and Craftsman styles.

Adjacent Land Uses and Zoning

North:	RP-2 (Planned Two-Family Residential District) – Single family homes
South (across NW Orchard St.):	RP-2 (Planned Two-Family Residential District) – Single family homes

East (across NE Main St):	RP-2 (Planned Two-Family Residential District) – Single family homes
West:	RP-2 (Planned Two-Family Residential District – Single family homes

Site Characteristics
The property consists of two lots/parcels totaling 2.31 acres located at the northwest corner of NW Orchard St. and NE Main St. An existing home, built in 1920, is located on the north parcel; the south lot has remained a vacant lot. Existing single family dwellings are located to the north, south, east, and west of this site. Other single-family homes and duplexes are scattered within the neighborhood.

Special Considerations
The development is considered an infill development located within the Old Lee’s Summit Neighborhood. The existing home on the proposed Lot 3 will remain in place as part of the six (6) lot single family subdivision.

3. Project Proposal

Site Design

Land Use
Density: 2.60

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	20’	30’+
Side	5’	5’+
Rear	20’	58’+

Lot Width

Lot Width	Required for Single family in RP-2	Proposed
At right-of-way	60’	60’+

Structure(s) Design

Number and Proposed Use of Buildings
5-new single family structures, 1-existing single family structure
Building Height for Principal Structures
30’+ not to exceed 40’
Number of Stories
1-2 stories

4. Unified Development Ordinance (UDO)

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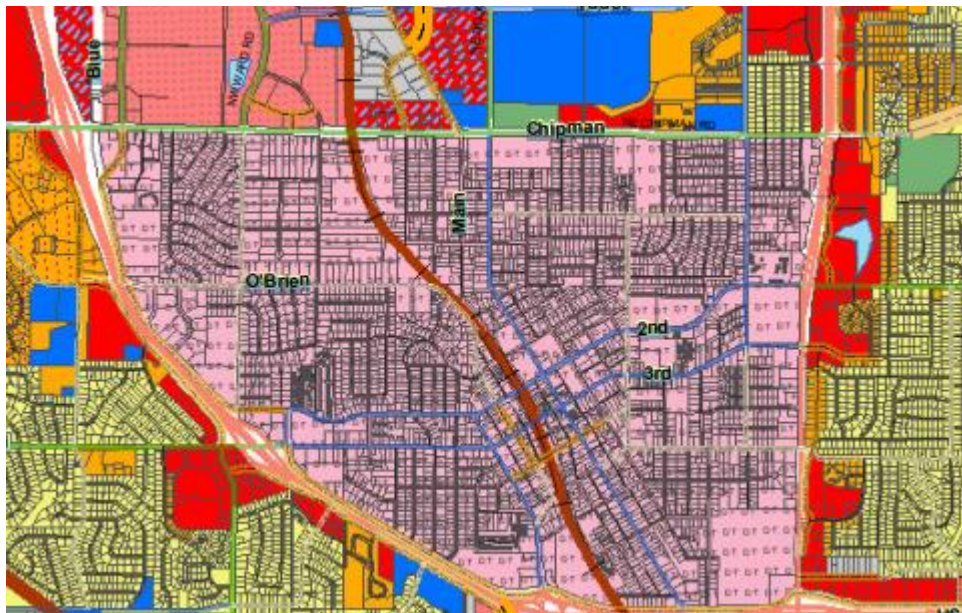
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan
2.320	Development plan and allowable modifications

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 recommended land use for the area under the “Old Town Master Development Plan”. The site 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 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 alignment with the plan’s established goal of increasing the available housing stock by providing additional housing to meet the changing housing needs of the community.



6. Analysis

Background and History

The south portion of the project property was platted in 1887 as part of the *Hearne's Addition* subdivision; the north portion of the property has remained unplatted and has an established single

family home that was built in 1920. This house will remain in place as part of the proposed Lot 3 of the *Main Orchard* residential subdivision. The proposed development will create six (6) residential lots and proposes design standards that establish building footprints, design styles, colors, and exterior building materials for the new single family structures.

- March 4, 1887 – Final Plat for *Hearne's Addition* was recorded at Jackson County Recorder of Deeds.
- 1920 – A single family home was built at 510 NW Main St.

Compatibility

The proposal for this infill residential development is in accordance with the existing zoning and compatible with surrounding single-family homes. The surrounding housing types include single family and duplex homes with a mixture of housing styles varying from mid-century ranch style homes, typical American Foursquare and Bungalow style designs.



Adverse Impacts

The proposed single family residential 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

Due to downstream drainage concerns in the vicinity of Olive St. and Orchard St., the applicant was asked to perform a stormwater study to determine the downstream impact of the development. The proposed development will increase impervious area to a degree, based on the pre-developed condition which is currently a grassed area, with a small portion of the site being impervious at the location of the existing home at 510 NW Main St. Without any stormwater controls to mitigate the increased peak flows from the increased impervious area, there would be a slight increase in the peak flows from the site due to the increased impervious drainage area, which might have the potential to impact the downstream drainage system. The results of the stormwater study recommend the installation of “stormwater detention pits” on each lot to mitigate stormwater flows from each lot.

Section 5600 of the Design and Construction Manual, provides for an alternative design standard for infill developments and redevelopment projects. This design standard requires an applicant to compare the pre-development condition to the post-development condition, and ensure the post-development peak stormwater release rate is less than or equal to the pre-development condition. Comparing the pre-development versus post-development peak flowrates in the vicinity of Olive St. and Orchard St. to the west of this development, the results of the stormwater study concluded that the criteria has been met. This criteria has also been met in regard to the points of interest immediately adjacent to the proposed development, in particular, the adjacent property along Orchard St. to the west, and the adjacent properties along Central St. to the west.

Staff recommends that the alternative design standard be allowed for this infill development. Individual “stormwater detention pits” will be installed in the rear yard of each lot in order to lessen the peak stormwater flows from the site and to the west, to a level that is less than the existing peak stormwater flow rates to the west.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The majority of the subject property is an infill site that has remained vacant. The proposed development will tie into the existing public infrastructure. A public sidewalk is proposed along NE Main St.; sidewalk along NW Orchard will not be built at this time, payment in lieu of construction will be required as part of the platting approval.

The proposed single family homes do not result in a measurable traffic impact on the adjacent streets since trip generation associated with 6 family homes on property already zoned for single family construction with existing similar land use generates negligible traffic and no increase in zoning density/intensity. The project does not require roadway improvements applicable to the Unimproved Road Policy based on its scope, zoning and expected traffic impact. If not for the planned zoning ordinances associated with the property and process of combining two lots for subsequent six lot subdivision, each lot individually may otherwise be minor platted to generate the same number of single family plots administratively.

Modifications

Building height - detached garage without loft dwelling unit

- Required – 21’4” max. (UDO requirement is 40’ max., but not to exceed height of principal structure on property. The existing principal structure on the proposed Lot 3 is approximately 21’4” in height.)
- Proposed – 26’ detached garage.
- Recommended – The proposed accessory structure height does not comply with the UDO. The detached garage (without a loft dwelling unit) exceeds the height of the principal structure on the same property by approximately 5 feet. There are aspects of the project site and the proposed surrounding homes that could justify the granting of the requested modification.
 - The lot depth for Lot 3 is approximately 288’. The detached garage is proposed to be set/back approximately 104’ from the rear property line and 145’ from the front property line. These distances provides more green space, depth and lot area to serve as a spatial buffer between the detached structure and surrounding properties in order to mitigate the impacts of the increased structure height.
 - The maximum allowable height of a principal structure in the RP-2 zoning district is 40’.
 - See the provided Site Line drawings for a visual representation of the proposed detached garage on the proposed Lot 3 in relationship to the principal structure.

Staff does not support the modification request for the building height of the detached garage. No conditions or hardships have been identified that would impede the detached garage from meeting the height restrictions of the UDO. It should be noted that the UDO allows a detached garage with a loft dwelling unit to have a maximum height of 40’. However, the applicant has no definitive plans at this time to construct a loft dwelling above the detached garage. If the applicant were to construct a loft dwelling above the garage, the proposed height of 26’ would comply with the maximum allowable 40’ building height for a detached garage with a loft.

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. The detached garage shall meet the requirements of the Unified Development Ordinance for building height.

2. 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 Orchard St.

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 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.
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. 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. 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.
11. A final 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.