



Woodland Oaks
March 24, 2020
Woodland Oaks
Lee's Summit, MO

Project: Woodland Oaks
Application Number: PL2019330
Application Type: Residential Rezoning with Preliminary Development Plan
Comments Dated: March 18, 2020

Fire Review Comments

1. None

Planning Review Comments

1. The development will be constructed in a single phase
2. The existing right of way of Blackwell Road has been indicated on the plan. The City owned parking property east of the centerline of existing Blackwell Road has no dedicated right of way. In discussions with staff this is acceptable because the ground is owned by the City.
3. Line has been removed. There is not a tract in that area
4. The water lines will be owned and maintained by Public Water Supply District # 13 and the District requires a dedicated Water Easement (W/E) Legend has been added to C.101
5. The Street Names will be changed to
Woodland Oak Drive and Woodland Oak Circle
6. Plat Boundary has been updated
7. Tree masses have been noted and shown
8. No Comment Provided
9. Modification letter has been provided with this submittal
10. Building Elevation have been provided.
11. Linework has been cleaned up
12. Easement lines have been cleaned up
13. The City will work with the Parks Department to do something in the City property for a sign and landscaping. This agreement and design will be worked out at a later time.
14. Labels have been updated

Engineering Review Comments

Storm study has been updated per our meeting and the waivers have been limited to the peripheral areas.

Traffic Review Comments

Street name has been revised to 12 characters including the space.



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Modification Request for

- The length of NE Woodland Oak Circle Cul-De-Sac Length exceeding 600 feet**
- The proposed number of lots on a Cul-De-Sac exceeding 10% of the total lots**

The total length of NE Woodland Oak Circle is 639.18 feet which exceeds the 600 feet maximum length for the following reasons:

-The location of the existing NE Lashbrook Dr was established with the Woodland Shores 3rd Plat and to create the required intersecting angle at NE Lashbrook Dr and NE Woodland Oak Drive and maintain the required centerline radius the location of the street was limited. The design attempted to utilize the entire parcel west of NE Lashbrook Drive which resulted in a requested modification of 39.18 feet to the UDO requirement of the maximum length of the Cul-De-Sac. It is our opinion that the requested modification will not cause an increased risk to the Safety and Welfare of the Public and should be approved.

The proposed number of lots on a Cul-De-Sac exceeds 10% of the total lots of the development and meets the requirements of UDO Section 7.270.B.4

UDO Section 7.270.B.4.a

Difficult Terrain (such as steep slopes) that make it difficult to provide a second means of access.

-This site is bounded on the

-North by Colbern Road

-West by Private Residence

-East by NE Blackwell Road

-South by Woodland Shores 3rd Plat

-The parcel is located such that the single access to the NE Lashbrook and NE Blackwell Road are the only two options for access.

-The steepness of the existing grade from east to west is a change in elevation of 52 feet over 1,330 feet of property or

UDO Section 7.270.B.4.b

Does not apply to this project as there is not a Floodplain located onsite

UDO Section 7.270.B.4.c

Does not apply to this project

UDO Section 7.270.B.4.d

This parcel only has two options for connection to existing public roadways and the location of the connections are limited due to the platted right of way from Woodland Shores 3rd Plat and traffic spacing requirements on NE Blackwell Road.

It is our opinion that the requested modification was necessary due to the parcel shape, existing street layout and the terrain and will not create an increased risk to the Safety and Welfare of the Public and should be approved.