



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-151
File Name	Continued PRELIMINARY DEVELOPMENT PLAN – Eagle Creek Villas
Applicant	Hunt Midwest Real Estate Development, Inc.
Property Address	2101 SW Eagle View Dr. 2250 SW Pryor Rd.
Planning Commission Date	July 14, 2022
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: March 8, 2022

Neighborhood meeting conducted: May 18, 2022

Newspaper notification published on: June 4, 2022

Radius notices mailed to properties within 300 feet on: June 4, 2022

Site posted notice on: June 5, 2022

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, P.E., July 5, 2022

- 2 pages

Preliminary Development Plan with Elevations, revised date for staff comments May 23, 2022 and revised date for elevations June 2, 2022 – 23 pages

Stormwater Drainage Report, revised date May 23, 2022 - 4 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant	Hunt Midwest Real Estate Development. Inc.
Applicant's Representative	Aaron Schmidt /Applicant
Location of Property	2101 SW Eagle View Dr. 2250 SW Pryor Rd.
Size of Property	Phase 1, South side 21.28 Acres Phase 2, North side 7.61 Acres Total 28.89 Acres (1,258,448.4 sq. ft.)
Zoning (Existing)	RP-3 (Planned Residential Mixed-Use District)
Lots	Phase 1, South side Lots 1-71, 71 Total lots Phase 2, North side Lots 72-96, 25 Total lots 96 Total lots
Density (Proposed)	Phase 1, South side 3.34 units/acre Phase 2, North side 3.29 units/acre 3.32 units/acre (10 units/acre max in RP-3)
Comprehensive Plan Designation	Residential 1
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 two lots are currently vacant.

Description of Applicant's Request

The applicant is seeking approval of a preliminary development plan for two vacant parcels to have a total of 96 villa style single-family homes. The applicant is proposing that the development takes place in two phases. The first phase will be on the south side of SW Eagle View Dr and will consist of 71 homes. The second phase will be on the north side of SW Eagle View Dr and will consist of 25 homes. The

applicant has provided elevations along with the preliminary development plan that will govern the style and architecture of the new homes. The proposed architectural styles include one-story homes with attached garages and basements. This new preliminary development plan will overwrite the original plan that was proposed with a much higher density of 164 living units. The south side was intended to have 96, 4-unit patio homes and the north side was to have 68, 4-unit townhomes.

2. Land Use

Description and Character of Surrounding Area

The proposed sites abut SW Pryor Rd on the west side and are generally located between SW Scherer Rd and SW Hook Rd. The two lots flank the northernmost entrance to the Eagle Creek subdivision and are split by SW Eagle Creek Dr. The two phases of the proposed development will fill in the last two vacant parcels for the Eagle Creek subdivision. The neighboring properties to the south are comprised of single-family homes. To the northwest the area is comprised of fourplexes.

Adjacent Land Uses and Zoning

North Parcel

North:	AG (Agriculture District) – Vacant
East (across SW Pryor Rd.):	AG (Agriculture District) – Vacant
South (across SW Eagle View Dr.):	RP-3 (Planned Residential Mixed-Use District) – Vacant
West:	RP-3 (Planned Residential Mixed-Use District) – Fourplexes

South Parcel

North (across SW Eagle View Dr.):	RP-3 (Planned Residential Mixed-Use District) – Fourplexes
South:	R-1 (Single Family Residential District) – Single-family homes
East (across SW Pryor Rd.):	AG (Agriculture District) – Vacant
West:	R-1 (Single Family Residential District) – Single-family homes

Site Characteristics

The property consists of two vacant parcels. The south parcel which will be Phase 1 in the construction process is 21.28 acres and has a downward slope from east to west. There is a significant stand of trees along the eastern and southern property boundaries and a stream along the western property boundary.

The second parcel on the north side of SW Eagle View Dr. also has a downward slope from east to west and consists of 7.61 acres. There is a significant stand of trees along the eastern and southern property boundaries.

Special Considerations

N/A

3. Project Proposal

Site Design

Land Use	
Density:	3.32 units/acre

Setbacks (Perimeter)

Yard	Building Required	Building Proposed
Front	25'	25'
Side	5'	5'
Rear	20'	20'

Structure(s) Design

Number and Proposed Use of Buildings
96 new single-family structures
Building Height for Principal Structures
35' Max height
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

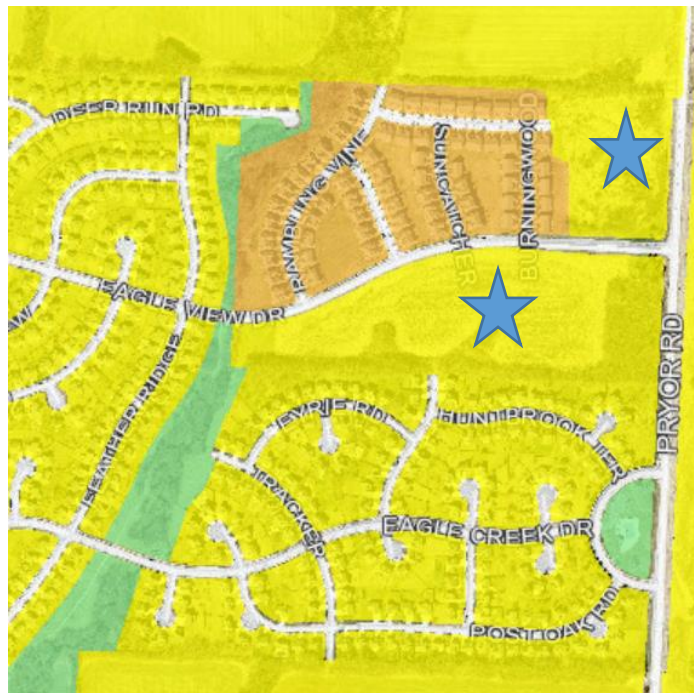
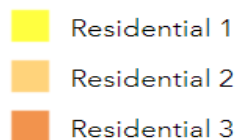
Section	Description
2.260, 2.300, 2.310, 2.320	Preliminary Development Plan

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Goal 3.1.A
Strong Neighborhood & Housing Choice	Goal 3.2.A Goal 3.2.B
Land Use & Community Design	Goal 3.7.A

Comprehensive Plan

The proposed use is consistent with the recommended land use for the area and meets 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 proposed development will create 96 residential lots and proposes design standards that establish building footprints, design styles, colors, and exterior building materials for the new single-family structures.

- February 24, 1998 – The Planning Commission approved the preliminary plat (Application #1998-250) for the Eagle Creek subdivision, containing 513 lots, contingent on the approval of the rezoning application.
- March 3, 1998 – The City Council approved the rezoning (Application #1998-003) from A to R-1 for the Eagle Creek subdivision.
- September 11, 2001 – The Planning Commission approved the preliminary plat for Eagle Creek, Lots 121-169 & 229-743 (Application #2001-121), subject to rezoning.
- December 6, 2001 – The City Council approved the rezoning (Application #2001-119 and 201-120) from A to R-1 and RP-3 for the Eagle Creek subdivision (Ordinance #5240).

- September 24, 2004 – The City Council approved Amendment No. 5 to the Pryor and Hook Road Development Agreement between the City and Hunt Midwest Real Estate Development, Inc. This amendment would permit the release of an additional 120 building permits, for a total of 620 dwelling units, pursuant to the phasing schedule of the improvements to Hook Road.
- March 16, 2006 – The City Council directed staff to disregard Subpart Section 8 of the Pryor and Hook Road Development Agreement, dated April 10, 1998, as amended, so as to allow the construction of 820 dwelling units.

Compatibility

The proposal for these two infill residential development areas for the Eagle Creek subdivision are in accordance with the future land use map in the Comprehensive Plan and they are compatible with the already established single-family homes and fourplexes. The proposed elevation materials consist of lap siding, brick or brick veneer, stone veneer, composite shingles, shake shingle siding, stucco, fiber cement, wood composite, and board and bat in a variety of color options. Examples of architectural style can be seen in the images below.



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 are intended to enhance the neighborhood. A private stormwater management [water quality] basin will be provided along the west side of the southern parcel of the proposed development prior to discharging into the adjacent stream.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The proposed development will be required to construct the public water, sanitary, street and storm improvements required for this development and will tie into the surrounding existing public infrastructure.

The proposed single-family homes do not result in a measurable amount of traffic impact on the adjacent streets to warrant any improvements. The development of these two parcels will fill the empty lots and will connect to the neighboring properties. The north side will connect to the Eagle Creek Townhome subdivision by SW Timber trace Lane. The south side will connect to Eagle Creek 5th Plat by SW Pheasant Trail.

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 be in accordance with the preliminary development plan with elevations, revised date for staff comments May 23, 2022 and revised date for elevations June 2, 2022.
2. All right-of-way and any other easements, including temporary construction easements, necessary for the construction of the City's Pryor Road Capital Improvement Project adjacent to Eagle Creek shall be donated.
3. Any private improvements that will encroach the right-of-way following the City's Pryor Road Capital Improvement Project will require a license agreement to stay in place.

Standard Conditions of Approval

4. New street names shall be submitted for consideration for the new north-south and east-west segments of SW Rambling Vine Road shown in both proposed phases.
5. 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.
6. 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 approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
7. 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 site development permits or the start of construction (excluding land disturbance permit).

8. 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 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
9. 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.
10. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit.
11. 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."
12. 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.
13. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
14. 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.