



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-321
File Name	FINAL PLAT – Orchard Woods, Lots 1-34 and Tracts A
Applicant	Entres Development, LLC
Property Address	1204 NE Woods Chapel Rd
Planning Commission Date	January 26, 2023
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner
Checked By	Sue Pyles, PE, Development Engineering Manager

Public Notification

Pre-application held: May 4, 2021; January 4, 2022; and February 15, 2022
Neighborhood meeting conducted: June 14, 2022
Newspaper notification published on: n/a
Radius notices mailed to properties within 300 feet on: n/a
Site posted notice on: n/a

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Attachments

Final Plat, dated January 10, 2023
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Entres Development, LLC/Developer
Applicant's Representative	Daniel Villanueva
Location of Property	1204 NE Woods Chapel Rd
Size of Property	±13.1 total acres
Number of Lots	34 lots and 1 common area tract
Density	2.6 units/acre (including common area); 2.8 units/acre (excluding common area)
Zoning	R-1 (Single-family Residential)
Comprehensive Plan Designation	Residential 1 (Lower Intensity Residential)
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use
The subject 13.1-acre property is part of a larger 18.9-acre parcel currently developed with one single-family home and a cell tower facility.

Description of Applicant's Request
The applicant proposes a final plat composed of 34 lots and one (1) common area tract on 13.1 acres for the Orchards Woods subdivision. The proposed final plat is consistent with the approved preliminary plat (Appl. #PL2022-186) for Orchard Woods.

2. Land Use

Description and Character of Surrounding Area



The subject property is located at the northeast corner of NE Woods Chapel Rd (an arterial street) and NE Lakewood Way (a collector street), approximately ¼ mile east of I-470. The intersection serves as a transition point along NE Woods Chapel Rd between residential development to the east and more intense non-residential development around I-470. The intersection similarly serves as a transition point between undeveloped PRI-owned property to the south along NE Todd George Pkwy and commercial and industrial development to the north along NE Lakewood Way.

Adjacent Land Uses and Zoning

North:	Office-warehouse / PI (Planned Industrial)
South:	Single-family residence and telecommunication tower on acreage / RDR (Rural Density Residential)
East:	Large acreage single-family residential / AG; and Single-family residential / R-1
West:	Church / CP-2 (Planned Community Commercial) and PI

Site Characteristics

The site is generally bounded by NE Lakewood Way on the west, NE Woods Chapel Rd on the south and has a street stub connection to the abutting Savannah Ridge subdivision via NE Piedmont Dr at the northeast corner. The property is heavily treed across the site. As a large lot, the property has varying topography with natural drainage patterns in different directions. Generally speaking, the property slopes from south to north. The southern half of the property has a north-south ridge that sheds water toward the west and east/northeast. The northern half of the property is bisected by a natural drainageway that flows from southeast to northwest.

Special Considerations

N/A

3. Project Proposal

Setbacks (Perimeter)

	R-1 (Lots 1-34)
Minimum Lot Size	8,400 sq. ft.
Setbacks	30' (front); 7.5' (side); 30' (rear)

4. Unified Development Ordinance (UDO)

Section	Description
7.140,7.150	Final Plat
4.090	Zoning Districts (R-1)

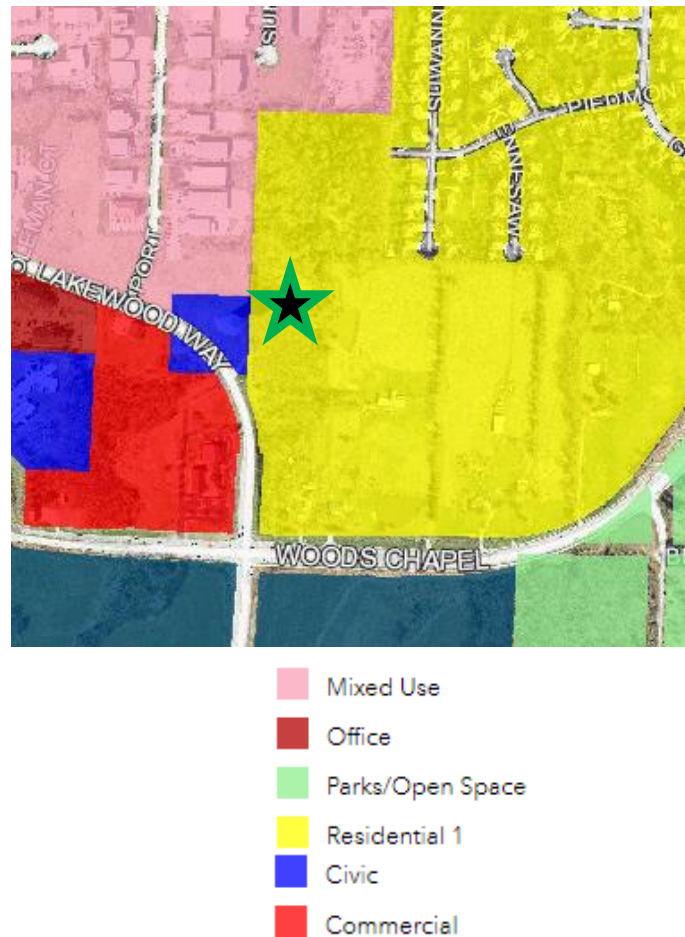
The R-1 Single-Family Residential District is established to provide low-density, single-family detached residential development. The R-1 density supports the goal of the Lee's Summit Comprehensive Plan in providing single-family densities at a maximum of four units per gross acre in close proximity to existing urban development.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods and Housing Choice	Goal 3.2.A – Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.
Facilities & Infrastructure	Goal 3.5.B – Plan and build City services and infrastructure to promote quality growth and resiliency.

The proposed subdivision is consistent with the Residential 1 land use category identified for the area under the Ignite Comprehensive Plan. The Residential 1 category is primarily for single-family residential development that ranges from very low-density rural residential with limited farming activities to medium and large lot single-family subdivisions.

The proposed subdivision furthers the goals of the Ignite Comprehensive Plan by expanding single-family residential in the area in an interconnected manner with existing single-family neighborhoods to the northeast. Additionally, infrastructure improvements associated with the proposed rezoning extends the infrastructure network to help facilitate the future development of the adjacent AG-zoned, large-lot residential to the east along NE Woods Chapel Rd.



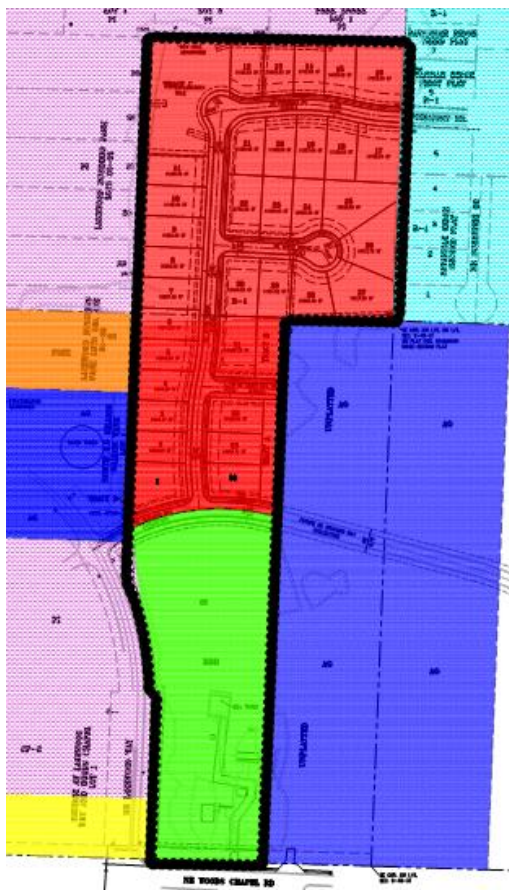
6. Analysis

Background and History

- Circa 1945 – The existing single-family home on the subject property was constructed.
- August 11, 2022 – The Planning Commission approved the preliminary plat (Appl. #PL2022-186) for Orchard Woods, Lots 1-35 and Tracts A-C.
- September 13, 2022 – The City Council approved a rezoning (Appl. #PL2022-185) from AG to RDR and R-1 for the parent 18.9 acres of the subject property by Ordinance No. 9494. The northern 13.1 acres were zoned R-1 to accommodate the Orchard Woods subdivision.

Compatibility

The north side of NE Woods Chapel Rd, east of NE Lakewood Way, marks a transition point to residential development that extends approximately 1.3 miles to the eastern City limit along this corridor. The immediate area to the east along NE Woods Chapel Rd is developed with single-family residences on large acreage zoned AG, but it transitions to traditional single-family residential subdivisions further east. The subject 13.1 acres connect to the abutting R-1-zoned Savannah Ridge subdivision via NE Piedmont Dr. The remaining 6 acres to the south will continue as a single-family residence on acreage for the foreseeable future.

**LEGEND:**

	= PROPOSED R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
	= PROPOSED RDR (RURAL DENSITY RESIDENTIAL)
	= EXISTING AG (AGRICULTURAL DISTRICT)
	= EXISTING R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
	= EXISTING PI (PLANNED INDUSTRIAL DISTRICT)
	= EXISTING PMIX (PLANNED MIXED USE DISTRICT)

The proposed single-family residential development will not negatively impact the aesthetics of the surrounding properties. As mentioned above, the adjacent area east of NE Lakewood Way is a mix of large acreage and traditional single-family residential development.

Adverse Impacts

The proposed subdivision is not expected to injure or detrimentally affect the neighboring properties. The proposed subdivision maintains the residential character of the area similar to that of the existing area properties along NE Woods Chapel Rd and the abutting Savannah Ridge subdivision to the northeast.

The proposed development is not expected to create storm water runoff in excess of what is expected of a single-family residential development. The proposed subdivision will incorporate a detention basin at the northwest corner of the site to manage stormwater for the proposed 34-lot subdivision.

Public Services

Development of the subject property with a single-family residential subdivision will not impede the normal and orderly development and improvement of the surrounding property. A 6" public water main stubs into the northeast property corner from the Savannah Ridge subdivision. This water main will need to be upsized to an 8-inch water main. A development agreement will need to be executed between the applicant and the City. An 8-inch water main will be extended through the proposed subdivision to serve the proposed 13.8-acre R-1 property and will make a connection to NE Lakewood Way to loop the system through the development.

Public sanitary sewer is available at the north end of the subject property. Sanitary sewer will be extended south to serve the proposed 13.8-acre R-1 property by gravity.

As it pertains to the street network, no improvements to NE Woods Chapel Rd are required for the proposed residential development. The Thoroughfare Master Plan calls for a connection between NE Lakewood Way and the NE Piedmont Dr stub in the Savannah Ridge subdivision, as well as a collector street through the large acreage residential lots along NE Woods Chapel Rd to provide an east-west connection between NE Lakewood Way and NE Woods Chapel Rd to serve future development of said acreage. The proposed residential development provides the planned connection between NE Lakewood Way and NE Piedmont Dr, and also establishes the first segment of the east-west collector extending east from NE Lakewood Way.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and DCM (Design and Construction Manual).

7. Recommended Conditions of Approval

Standard Conditions of Approval

1. A development agreement shall be executed between the City and the applicant for the off-site water main improvements to upsize approximately 180 feet of existing 6-inch waterline to an 8-inch waterline.
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 site development 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) 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.
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 groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / 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 issuance of a Certificate of Substantial Completion or approval of the final plat. 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. 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. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
12. 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.
13. A copy of the Declaration of Covenants, Conditions and Restrictions shall be provided for staff review prior to the release of the plat for recording to ensure that the required language from UDO Section 4.290 governing common area ownership and maintenance responsibilities is included in said document.
14. A final plat shall be approved and recorded prior to any building permits being issued.