

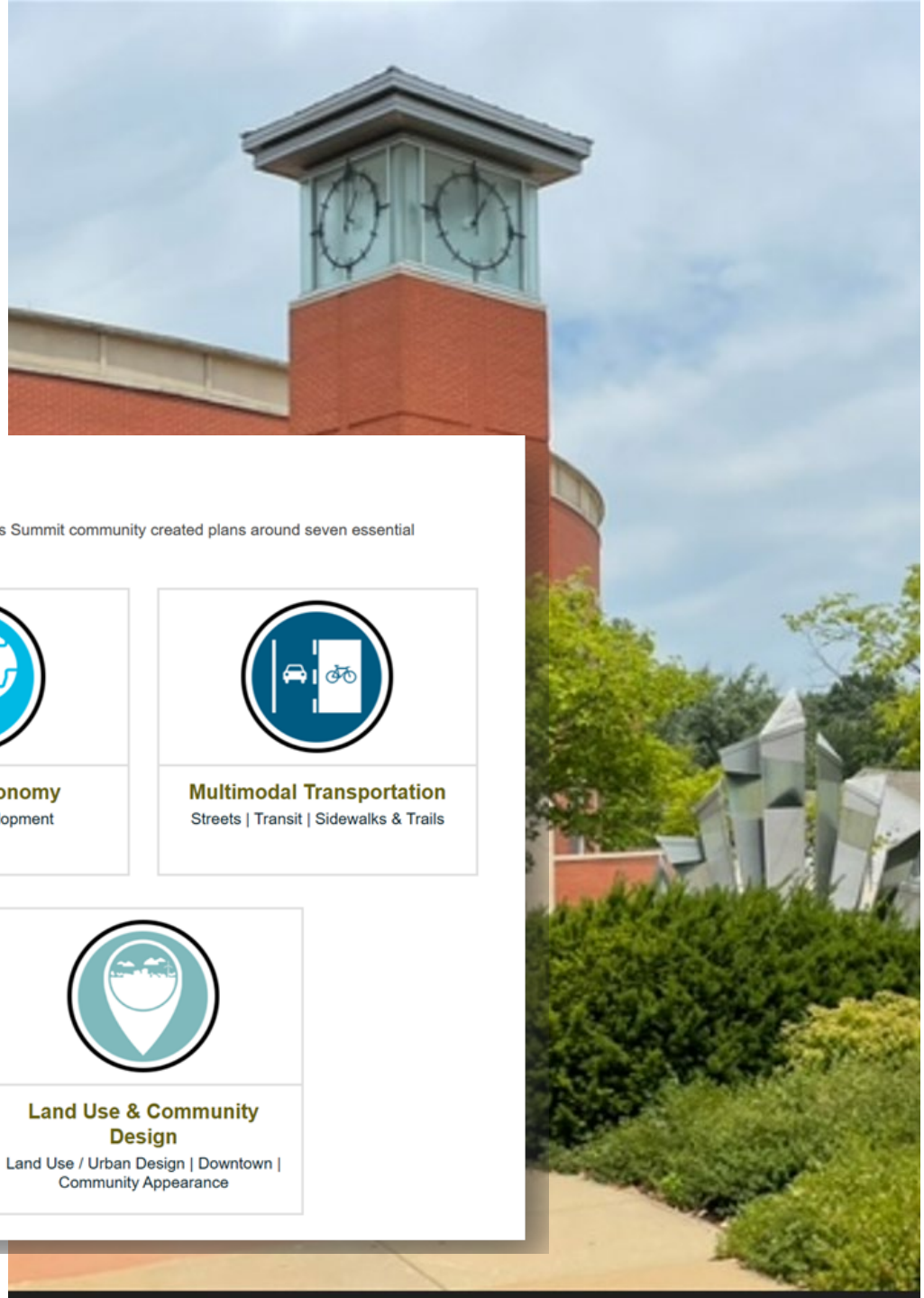


PL#2024-036

UDO Updates for Residential Lot Development

Aimee Nassif AICP
Deputy Director of Development

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE



Fuel Our Future Plan Elements

To continue to ignite "a vibrant community ensuring the finest quality of life for all generations" over the next 20 years, the Lee's Summit community created plans around seven essential elements of a successful community.



Quality of Life

Health | Safety | Arts / Culture /
Preservation | Education | Parks & Rec



Strong Neighborhoods & Housing Choice

Housing



Resilient Economy

Economic Development



Multimodal Transportation

Streets | Transit | Sidewalks & Trails



Facilities & Infrastructure

City Services



Sustainable Environment

Environment



Land Use & Community Design

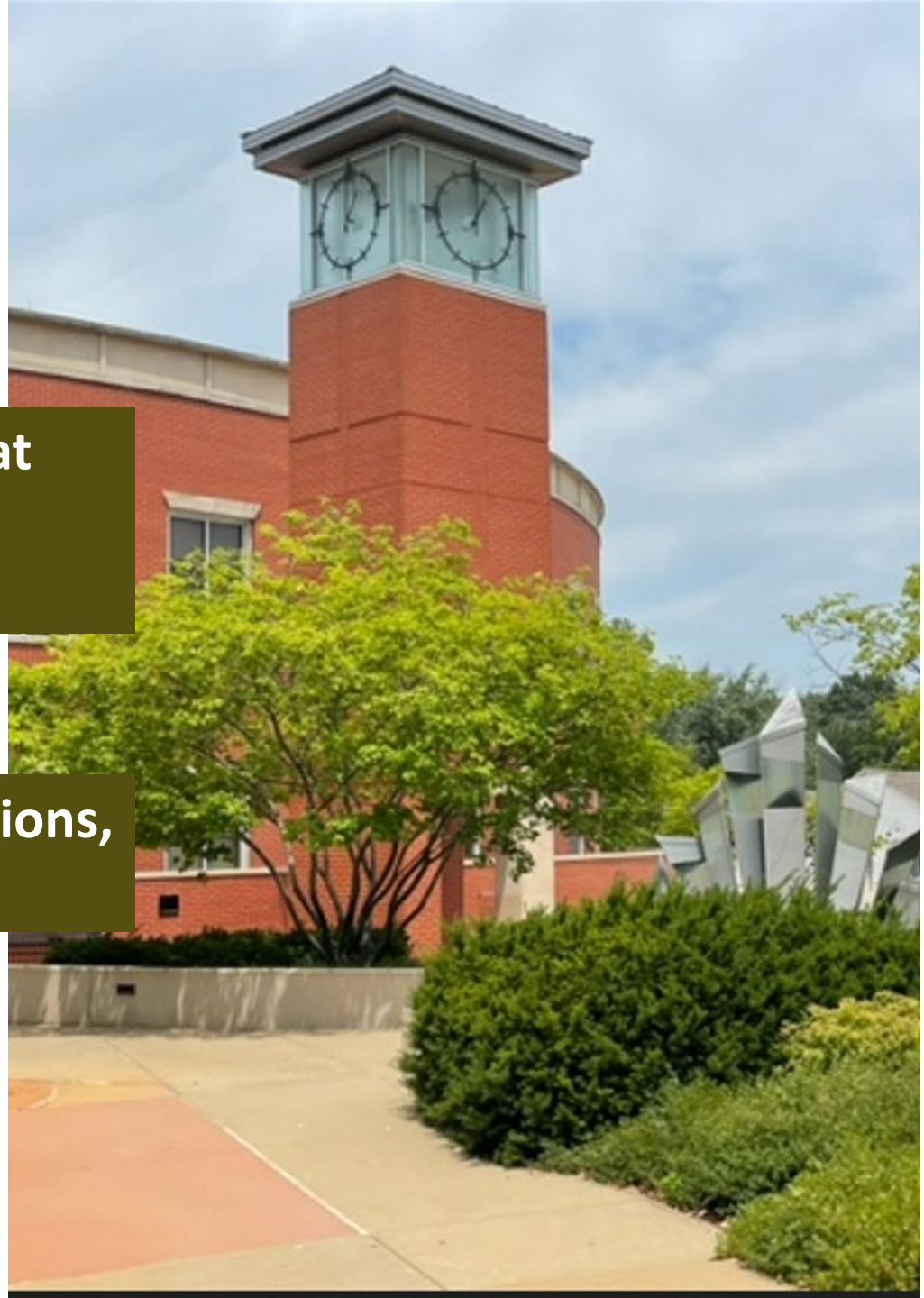
Land Use / Urban Design | Downtown |
Community Appearance



Strong Neighborhoods & Housing Choice

Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community

Goal: Create and maintain a variety of housing options, styles, and price ranges.



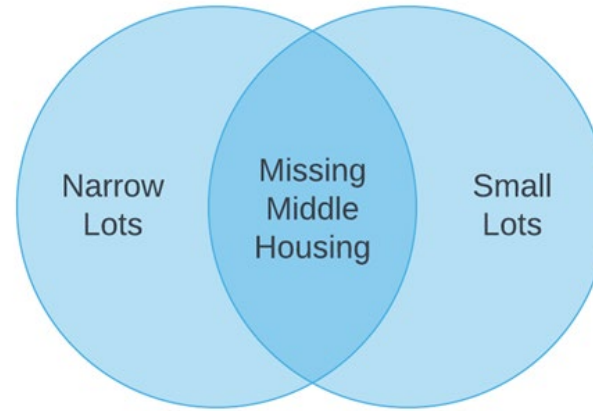


UDO Article Updates:

- Article 4** Zoning Districts
- Article 6** Use Standards (Sections 6.020, 6.030, 6.040)
- Article 7** Subdivisions
- Article 15** Definitions



Narrow & Small Lots - Missing Middle



[35ft wide; 4,100 s.f.]



[40ft wide; 4,000 s.f.]



[35ft wide; 4,100 s.f.]

Art. 6, Div. I Permitted, conditional and special use table.

	AG	RDR	RL	R-1	RP-1	RP-2	RP-3	RP-4	PRO	NFO	TNZ	PO	CP-1	CP-2	CBD	CS	PI	AZ	PMIX
PRINCIPAL USES																			
Agriculture																			
Agriculture Operation	C	C																	
Horse Riding Stable, Track or Polo Field (Commercial)	C	C																	*
Plant nursery, garden center, greenhouse (Commercial)	C	C											S	S		S			*
Residential																			
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	<u>P</u>	P	P	P								*
Dwelling, Single-Family Attached (Townhouse)						P	P	P	P	P	P				P				*
Dwelling, Two-Family ("Duplex")						P	P	P							P				*
Dwelling, Three-Family ("Triplex")							P	P							P				*
Dwelling, Four-Family ("Fourplex")							P	P							P				*
Dwelling, Multi-Family (Apartment)								P							P				*
Dwelling, Loft									P	P	P	P	P	P	P				*
Dwelling, Zero-Lot Line Development					P	P	P	<u>P</u>	P	P	P				P				*

Residential Districts – Single Family Lot Size and Widths.

While single-family dwellings are not currently allowed in RP-4; the 3,500 s.f. lot size and 12 d.u./acre currently exists

Zoning District	Min. Lot Width	Min. Lot Size	Max. Density
AG	330 ft	10 acres	2 d.u./acre
RDR	150 ft	1 acre	1 d.u./acre
RLL	90 ft	0.5 acre	N/A
R-1	70 ft	8,400 s.f.	4 d.u./acre
RP-1	60 ft	6,600 s.f.	4 d.u./acre
RP-2	60 ft	6,000 s.f.	7.5 d.u./acre
RP-3	50 ft	4000 s.f.	10 d.u./acre
RP-4	35 ft	3,500 s.f.	12 d.u./acre
PRO	N/A	N/A	N/A
NFO	N/A	60% Lot Coverage	N/A
TNZ	N/A	60% Lot Coverage	N/A

Small Lot District Comparisons

	Zoning District	Minimum Width	Minimum Lot Area
Lee's Summit, MO current	RP-3	50 ft.	4,000 s.f.
Blue Springs, MO	SF District-C	35 ft.	3,000 s.f.
Olathe, KS	DS2	40-Per PDP	3,000 - PDP
Overland Park, KS	RP-1N	50 ft.	4,250 s.f.
Lee's Summit, MO Proposed	RP-4	35 ft.	3,500 s.f.

Article 7 – Subdivisions, Minimum Design Standards

DIVISION III. MINIMUM DESIGN STANDARDS

Sec. 7.250. Lots.

- A. The minimum lot requirements shall be governed by this chapter.
- B. Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- C. Single-tier lots shall not have access to both front and rear streets. Single-tier lots should be avoided when possible.
- D. Unless otherwise approved during rezoning or preliminary development plan review, eEach lot in a subdivision shall have a minimum of 50 feet of frontage on a public or private street, except that lots on a cul-de-sac or eyebrow shall have a minimum chord of 37.64 feet and a minimum arc distance of 38.59 feet at the front property line. The cul-de-sac or eyebrow minimums are based on a 50-foot radius and a 65-foot width at the 30-foot building line.

Let's Talk About SF Density

For Single Family Lots

	Max. Density Allowed
Lee's Summit, MO	<i>12 du/ac</i>
Blue Springs, MO	<i>14.5 du/ac</i>
Olathe, KS	<i>15 du/ac</i>
Overland Park, KS	<i>12.4 du/ac</i>

From our research, we recommend the 12 du/acre for single family in the RP-4 District.

Article 6 - Use Standards (Existing)

Table 6-2
Minimum Lot Sizes

Zoning District	Density*	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1	4 units/acre 6/acre w/bonuses	6,600 s.f.	NA	60 feet (s.f.) - Clusters may vary (determined at preliminary plan approval)
RP-2	7.5 units/acre	6,000 s.f. (Single-Family) 4,500 s.f. (Duplex)	NA	60 feet (Single-Family); Clusters may vary (determined at preliminary plan approval) 80 feet (Duplex)
RP-3	10 units/acre	4,000 s.f.	NA	50 feet (s.f.) — Clusters may vary (determined at preliminary plan approval) 35 feet per unit for Duplex, Triplex or Quadplex
RP-4	12 units/acre	3,500 s.f.	Per Approved Plan	Per Approved Plan



Sec. 6.030. Minimum lot size.

Article 6 - Use Standards

Table 6-2
Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1*	4 units/acre 6/acre w/bonuses	6,600 s.f.	NA	60 feet (Single-Family) (s.f.)— Clusters may vary (determined at preliminary plan approval)

*The cluster development option in the RP-1, RP-2, and RP-3 may vary the lot size and lot width requirements.
See Article 4



Sec. 6.030. Minimum lot size.

Article 6 - Use Standards

Table 6-2
Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 s.f.	NA	70 feet
RP-1*	4 units/acre 6/acre w/bonuses	6,600 s.f.	NA	60 feet (Single-Family) (s.f.) — Clusters may vary (determined at preliminary plan approval)
RP-2*	7.5 units/acre	6,000 s.f. (Single-Family) 4,500 s.f. (Duplex)	NA	60 feet (Single-Family); Clusters may vary (determined at preliminary plan approval) 80 feet (Duplex)
RP-3*	10 units/acre	4,000 s.f.	NA	50 feet (Single-Family) (s.f.) — Clusters may vary (determined at preliminary plan approval) 35 feet per unit for Duplex, Triplex or Quadplex Fourplex

*The cluster development option in the RP-1, RP-2, and RP-3 may vary the lot size and lot width requirements.
See Article 4



Article 6 - Use Standards

Table 6-2
Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
RP-4	12 units/acre for all; except 25 units/acre for Multi-Family	3,500 s.f. for all; except Multi-family requires 30% open space in lieu of min. lot size	Per Approved Plan NA	Per Approved Plan 35 feet for Single-Family. All other residential types determined at preliminary plan approval

Will discuss minimum lot size/open space requirement first.



Multi-Family Open Space Requirement

Recommend a minimum open space requirement in lieu of minimum lot size.

- ✓ More appropriate for high density residential buildings.
- ✓ Better understanding of expectations for developers.
- ✓ Meets the intent of a lot size requirement which is for land use controls.



Multi-Family Open Space Requirement

Planned Residential Districts require minimum 10% open space.

Minimum Open Space Required*	
Blue Springs	15%
KCMO	30%
Olathe	30%
Overland Park	15%

**does not include tree preservation requirement*



Multi-Family Open Space Requirement

Planned Residential Districts require minimum 10% open space.

12 Multi-Family Projects

% of Open Space provided: 24% - 59%

Average % of Open Space achieved: 42%

Staff is recommending 30% open space required for Multi-Family development in R-4.



Article 6 - Use Standards

Table 6-2
Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 <u>s.f.</u>	NA	70 feet
RP-1*	4 units/acre 6/acre w/bonuses	6,600 <u>s.f.</u>	NA	60 feet <u>(Single-Family) (s.f.)</u> — <u>Clusters may vary (determined at preliminary plan approval)</u>
RP-2*	7.5 units/acre	6,000 <u>s.f.</u> (Single-Family) 4,500 <u>s.f.</u> (Duplex)	NA	60 feet (Single-Family); <u>Clusters may vary (determined at preliminary plan approval)</u> 80 feet (Duplex)
RP-3*	10 units/acre	4,000 <u>s.f.</u>	NA	50 feet <u>(Single-Family) (s.f.)</u> — <u>Clusters may vary (determined at preliminary plan approval)</u> 35 feet per unit for Duplex, Triplex or Quadplex <u>Fourplex</u>
RP-4	12 units/acre <u>25 units/acre for Multi-Family</u>	3,500 <u>s.f. for all; except Multi-family requires 30% open space in lieu of min. lot size</u>	<u>Per Approved Plan NA</u>	<u>Per Approved Plan 35 feet for Single-Family. All other residential types determined at preliminary plan approval</u>



Sec. 6.030. Minimum lot size.

Article 6 - Use Standards

Table 6-3
Minimum Principal Building Setbacks

Zoning District	Front Yard*		Side Yard ++	Rear Yard
	Major Street**	All Other Streets		
AG, RDR	100 feet or as established by existing homes on the same side of street	50 feet or as established by existing homes on the same side of street	50 feet	50 feet
RLL	30 feet	30 feet	10 feet	30 feet
R-1	NA	30 feet	7.5 feet	30 feet
RP-1	50 feet	20 feet Bldg. and 25 feet Garage (Front facing) 20 feet (side entry garage)	5 feet	20 feet; 4 feet (Alley Entry Garage)
RP-2	50 feet	<u>20 feet Bldg. and 25 feet Garage (Front facing)</u> <u>20 feet (side entry garage) "</u>	<u>5 feet "</u>	<u>20 feet;</u> <u>4 feet (Alley Entry Garage) "</u>
RP-3	50 feet	20 feet Bldg. and 25 feet Garage	SF and 2F- 5 feet <u>MultifamilyAll other dwelling types:- 10-feet</u>	SF and 2F - 20 feet; 4 feet (Alley

Sec. 6.040. Minimum principal building setbacks.



Article 6 - Use Standards

Sec. 6.040. Minimum principal building setbacks.

Table 6-3
Minimum Principal Building Setbacks

Zoning District	Front Yard*		Side Yard ++	Rear Yard
	Major Street**	All Other Streets		
RP-4	50 feet	20 feet	<u>SF and 2F – 5 feet. All other dwelling types</u> 10-feet from lot line and 20-foot separation between buildings	20 feet



Let's Talk About Density



Article 4 – Zoning Districts

Sec. 4.070. RDR Rural Density Residential.

- A. Statement of intent and purpose. The RDR Rural Density Residential District is established to provide rural density single-family detached residential development on one acre minimum lot sizes. The RDR density supports the Lee's Summit Comprehensive Plan by providing multiple housing types and varied lot sizes. An RDR subdivision with lot sizes of three acres or less intended to be serviced by a publicly-provided sanitary sewer system.
- B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions, and special uses are contained in Table 6-1 in Article 6, Division I.
- C. Height and area regulations.
 - 1. Density, lot size, and lot width: (See Table 6-2 in Article 6, Division I.)
 - 2. Setback requirements, including minimum front yard, side yard and rear yard standards: (See Table 6-3 in Article 6, Division I.)
 - 3. Height requirements: (See Table 6-4 in Article 6, Division I.)
 - 4. Exception to the maximum height requirements is contained in Section 4.3510.
 - 5. ~~One residential unit per acre is allowed in the RDR District.~~

Multi-Family Density



Multi Family Density Requirements

Community	Max. Density Allowed
Lee's Summit, MO	12 du/ac
Blue Springs, MO	18 du/ac
Olathe, KS	29 du/ac
Overland Park, KS	43.6 du/ac

**does not include MXD/PMIX districts – those are all per approved plans in each city.*



Multi Family Density Requirements

Currently the UDO requires a maximum density of 12 du/acre

- Of 12 Multi-Family Projects, only **1** met the density requirement.
- Approved densities ranged from **11 – 35** du/acre.
- Average approved density: **22** du/acre.



Multi Family Density Requirements

Currently the UDO requires a maximum density of 12 du/acre

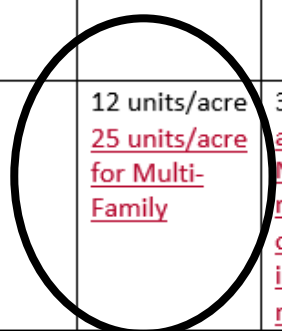
- Of 12 Multi-Family Projects, only **2** met the density requirement.
- Approved densities ranged from **11 – 35** du/acre.
- Average approved density: **22** du/acre.
- PMIX does not have maximum density requirement.
- Last 4 PMIX cases, the average approved density was **21** du/acre.



Article 6 - Use Standards

Table 6-2
Minimum Lot Sizes

Zoning District	Density	Minimum Lot Size (per unit)	Minimum Lot Width Major Streets**	Minimum Lot Width Other Streets
AG	2 units/10 acres (under the same ownership)	10 acres minimum for either 1 or 2 DU's	330 feet	330 feet
RDR	1 unit/acre	1 acre	150 feet	150 feet
RLL	NA	.5 acre	NA	90 feet
R-1	4 units/acre	8,400 <u>s.f.</u>	NA	70 feet
RP-1*	4 units/acre 6/acre w/bonuses	6,600 <u>s.f.</u>	NA	60 feet <u>(Single-Family) (s.f.)</u> — <u>Clusters may vary (determined at preliminary plan approval)</u>
RP-2*	7.5 units/acre	6,000 <u>s.f.</u> (Single-Family) 4,500 <u>s.f.</u> (Duplex)	NA	60 feet (Single-Family); <u>Clusters may vary (determined at preliminary plan approval)</u> 80 feet (Duplex)
RP-3*	10 units/acre	4,000 <u>s.f.</u>	NA	50 feet <u>(Single-Family) (s.f.)</u> — <u>Clusters may vary (determined at preliminary plan approval)</u> 35 feet per unit for Duplex, Triplex or Quadplex <u>Fourplex</u>
RP-4	12 units/acre <u>25 units/acre for Multi-Family</u>	3,500 <u>s.f. for all; except Multi-family requires 30% open space in lieu of min. lot size</u>	<u>Per Approved Plan NA</u>	<u>Per Approved Plan 35 feet for Single-Family. All other residential types determined at preliminary plan approval</u>



Sec. 6.030. Minimum lot size.

Article 15 - Definitions

Sec. 15.1110. Dwelling.

Dwelling shall mean a room or suite of rooms within an apartment building arranged, intended or designed as a place of residence; or any building, or portion thereof, which is designed, built, leased, rented, let, or hired to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the said building; or a building or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple dwellings, boarding and lodging houses, apartment houses and apartment hotels, but not hotels, motels, rooming houses, nursing homes, travel trailers, recreational vehicles, manufactured or mobile homes. The following words or terms associated with dwelling shall have the following meanings:



DWELLING, SINGLE-FAMILY DETACHED

- A. Four-family dwelling (fourplex) . A dwelling situated on one lot occupied exclusively by four families, respectively, in separate dwelling units living independently of each other.
- B. Garden apartment building . A multi-family dwelling in which a dwelling unit may be located above another.
- C. Loft dwelling . A dwelling located above the first floor of a non-residential use such as a store or office.
- D. Multi-family dwelling . A dwelling situated on one lot occupied by ~~five~~ three or more families in separate dwelling units living independently of each other.
- E. Single-family attached dwelling (twin home or townhome) . Single family dwellings sharing a common wall but situated on separate lots designed to be occupied exclusively by separate families.

Article 15 - Definitions

Sec. 15.1110. Dwelling.

Dwelling shall mean a room or suite of rooms within an apartment building arranged, intended or designed as a place of residence; or any building, or portion thereof, which is designed, built, leased, rented, let, or hired to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the said building; or a building or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple dwellings, boarding and lodging houses, apartment houses and apartment hotels, but not hotels, motels, rooming houses, nursing homes, travel trailers, recreational vehicles, manufactured or mobile homes. The following words or terms associated with dwelling shall have the following meanings:

- G. Three-family dwelling (triplex). A dwelling situated on one lot occupied exclusively by three families, respectively, in separate dwelling units living independently of each other.
- H. Two-family dwelling (duplex). A dwelling situated on one lot occupied exclusively by two families, respectively, in separate dwelling units living independently of each other.
- I. Manufactured home. (See section 15.1730.)
- J. Zero-lot line development dwelling. The location of a building on a lot in such a manner that any portion of one or more of the building's walls rests directly on a side lot line. Each dwelling in a zero-lot line development shall be located on its own individually platted lot.

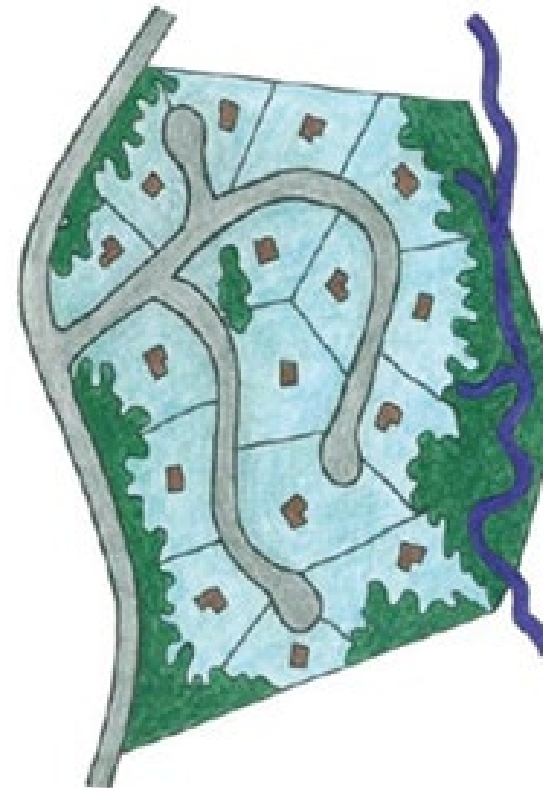


Cluster Development

Cluster Development



Traditional Development





Strong Neighborhoods & Housing Choice

Cluster developments focus on a balance of residential growth with preservation of open space. Developments are allowed to “cluster” homes closer together on smaller/narrow lots.

Also known as Conservation Zoning or Open Space Neighborhoods.



Cluster Development – Current Language

UDO Sec. 4.100. - RP-1 Planned Single-Family Residential District.

C. Height and area regulations.

6. The RP-1 District, provides the option for reducing required minimum lots sizes while maintaining overall densities through utilization of the "residential cluster option". The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. See Article 8, Division I, Design Standards for specific "cluster option" standards.

**Sec. 4.110. - RP-2 Planned Two-Family Residential District.*

[Sec. 4.100. - RP-1 Planned Single-Family Residential District. | Unified Development Ordinance | Lee's Summit, MO | Municode Library](#)

Cluster Development Research

	Min Dev. Size	Open Space	Other
KSMO	NA	60% open space	Minimal grading. Protection of existing natural resources and mature trees.
Franklin Co, MO	5 acres	40% open space	No development in floodplains or wetlands. Minimal grading of natural areas and topography allowed.
Overland Park, KS	1 acre	10%/per plan	Must maximize functional open space and conserve natural resources.
Olathe, KS	NA	15% open space	Perimeter buffer required from non-residential or ROW. Inclusion of pedestrian connectivity to common areas and throughout development. 25%-30% tree preservation.

Cluster Development – Proposed Language

UDO Sec. 4.100. - RP-1 Planned Single-Family Residential District.

C. Height and area regulations.

6. The RP-1 District, provides the option for reducing required minimum lots sizes while maintaining overall densities through utilization of the "residential cluster option". The "cluster option" allows a developer to cluster residential development into a more compact area, in exchange for providing greater open space and protection of environmentally sensitive areas such as flood plains and animal habitats. With reduction of lot sizes, the "cluster option" also permits savings in road and utility costs to a developer. ~~See Article 8, Division I, Design Standards for specific "cluster option" standards. To be considered for the cluster option, the development proposal:~~
 - ~~a. shall include a minimum of five (5) acres in size for the overall development; and,~~
 - ~~b. shall preserve a minimum of 30% open space. Existing natural features such as wooded area, tree groves, or streams will be included in the preserved open space area or areas. Open space areas will be distributed throughout the development area when possible; and,~~
 - ~~c. shall include pedestrian connectivity with the incorporation of connecting trails, sidewalks, or walking paths that connect either to a perimeter sidewalk or open space area within the development.~~



Strong Neighborhoods & Housing Choice

Research and
Drafting



CEDC
Nov 8, 2023
Jan 10, 2024



Planning
Commission
March 28, 2024



City Council
May 7, 2024
May 14, 2024





PL#2024-036

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Aimee Nassif AICP
Deputy Director of Development

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE