



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-064 – PRELIMINARY DEVELOPMENT PLAN – Pool house ADU
Applicant	Starr Homes
Location	512 NE Promised View Dr.
Planning Commission Date Heard by	May 9, 2024 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planning Manager

Public Notification

Pre-application held: March 5, 2024
Neighborhood meeting conducted: April 9, 2024
Newspaper notification published on: April 20, 2024
Radius notices mailed to properties within 300 feet on: April 22, 2024
Site notice posted on: April 19, 2024

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Attachments

Plot Plan Document (serving as the PDP Site Plan), dated April 17, 2024 – 2 pages
Building Plans Document, dated November 30, 2023 – 14 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Starr Homes/ Home Builder
Applicant's Representative	Thomas Freeman
Location of Property	512 NE Promised View Dr.
Size of Property	1.98 acres (86,405.41 sq. ft.)
Number of Lots	1 Lot
Building Area	12,487 sq. ft. (under construction) – Single family home 1,971 sq. ft. (proposed) – ADU
Density	0.57 units per acre overall density for the neighborhood (plat)
Zoning	R-1 (Single-Family Residential District)
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 in the form of an ordinance. 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

A single-family home is currently under construction on the subject 1.98 -acre. The 12,487 sq. ft home will feature 4 bedrooms, 5 bathrooms, 3 half bathrooms, 3 garages (10 cars total) and an indoor sports court.



Figure 1 – Rendering of the principal Structure

Description of Applicant's Request

The applicant proposes a preliminary development plan to construct a 1,971 sq. ft. accessory dwelling unit (ADU) to be located behind the principal structure adjacent to the pool. The purpose of the ADU will be to serve as guest quarters for family members and visitors of the property owner. The ADU will feature 1 bedroom, 1 bathroom, a full kitchen, hearth room and pool storage area. The architectural style and building materials will be consistent with the main home. The applicant is seeking a modification to the maximum size limitation for the proposed ADU which requires approval by the Planning Commission and

City Council. All other UDO requirements for construction of this ADU have been met and but for the requested modification the ADU could be administratively approved.



Figure 2 – Rendering of the proposed ADU

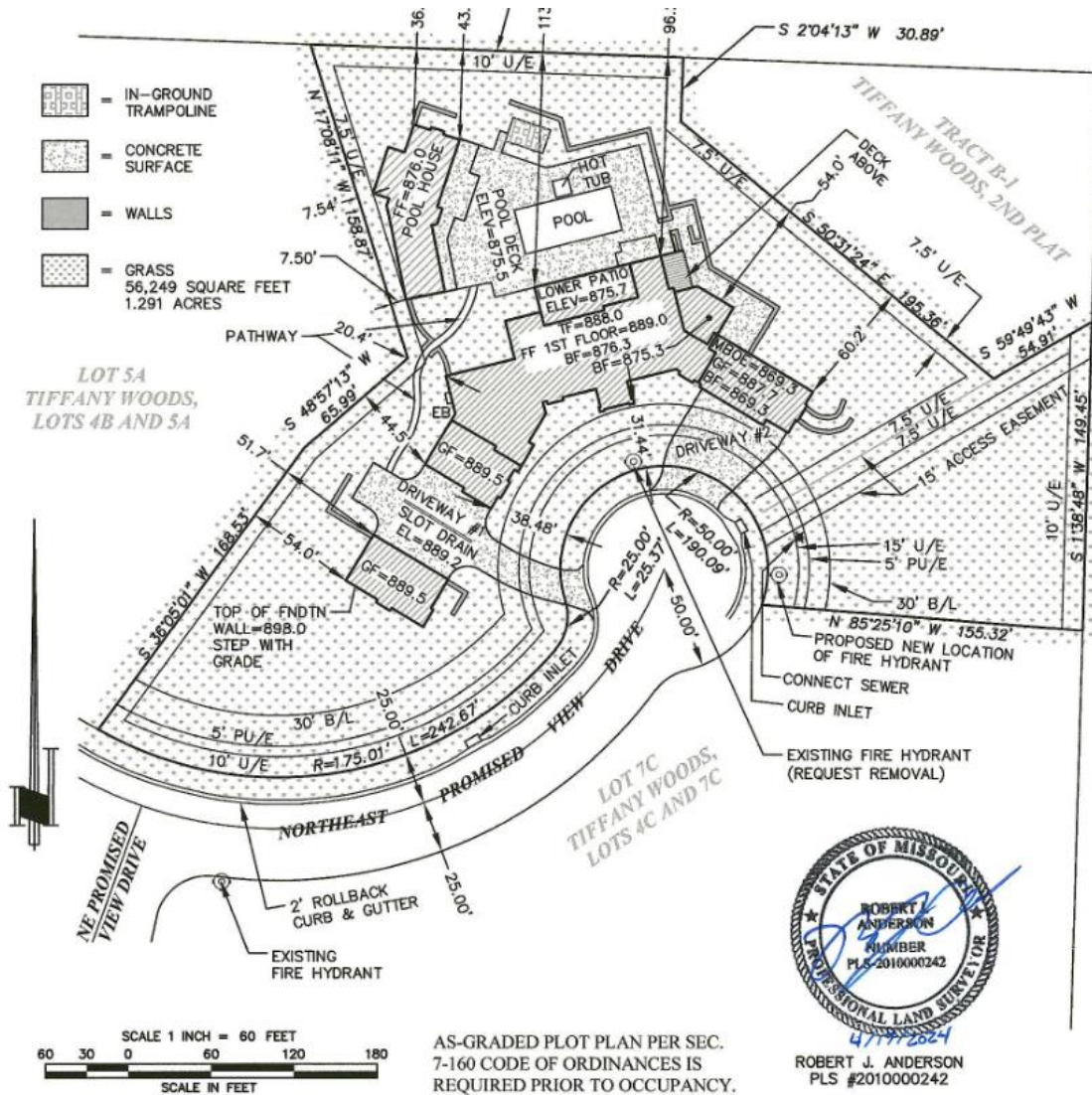


Figure 3 – Proposed site plan

2. Land Use

Description and Character of Surrounding Area

The properties surrounding the subject site are zoned R-1. The surrounding neighborhood is comprised of two existing single-family residential dwellings and two vacant lots. The property located at 504 NE Promised View Dr. has 7 bedrooms, 9 bathrooms, is approximately 7,717 sq. ft. and located on a 1.72-acre lot. The property at 513 NE Promised View Dr. is approximately 10,086 sq. ft. with 6 bedrooms, 9.5 bathrooms on a 2.33-acre lot.

Adjacent Land Uses and Zoning

North:	Single-family homes / AG & R-1
South:	Single-family homes / R-1
East:	Single-family homes / R-1
West:	Single-family homes / R-1

Site Characteristics

The property is located in the Tiffany Woods residential subdivision at the intersection of NE Promised View Dr and NE Velie Rd. The property also has significant grade issues, dropping nearly 62' from the south to the north. The north property line has a stand of matures trees and overgrown brush. Some of the existing trees and brush will be removed for construction of the new residence and ADU.

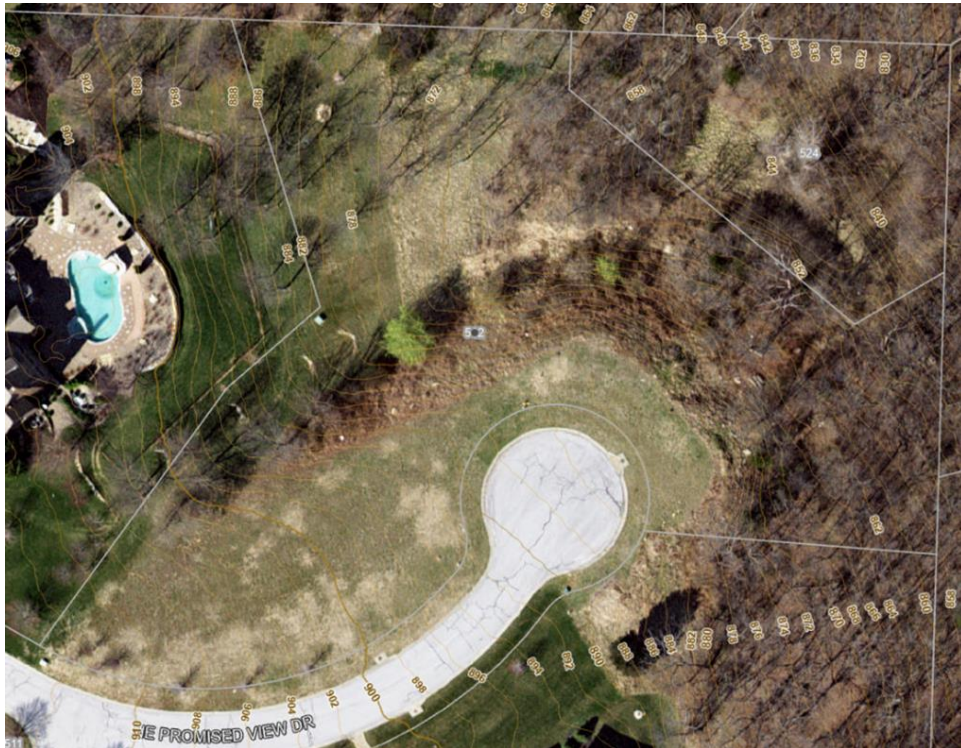


Figure 3 – Arial of the subject lot

Special Considerations

None

3. Project Proposal**Site Design****Land Use****Density:** 0.57 units per acre**Setbacks (Perimeter)**

Yard	Building Required	Building Proposed	ADU Required	ADU Proposed
Front	30'	30'	30'	180'
Side	7.5'	20.4'	7.5'	7.5
Rear	30'	96.2'	20'	40'

Structure(s) Design**Number and Proposed Use of Buildings**

1 New single-family structure

1 Accessory dwelling unit

Building Height

29' (principal structure)

19.5' (ADU)

Number of Stories

1 story (principal structure)

1 story (ADU)

4. Unified Development Ordinance (UDO)

Section	Description
2.260, 2.300, 2.310	Preliminary development plan
2.320	Development plan and allowable modifications
4.090	Zoning Districts
6.1350	Residential district – Permitted accessory uses and structures

Neighborhood Meeting

The applicant hosted a neighborhood meeting at 6:00pm at the subject property (512 NE Promised View Dr.) on April 9, 2024. A total of eleven (11) members of the public attended the meeting.

The meeting notes provided by the applicant generally indicate the following:

- Questions regarding storm water & drainage.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods & Housing Choice	Objective: Increase business activity by designing mutually supportive neighborhoods.

The 2021 Ignite Comprehensive Plan land use map identifies the subject site's future recommended land use as Residential 1. An objective established of the Comprehensive Plan is to promote diversified housing choices and to increase investment in Lee's Summit by encouraging continued investment in the neighborhoods of Lee's Summit.

Maintaining a diverse and valuable tax base to foster a positive return on investment as the community grows so the community continues to enjoy the finest quality services and infrastructure is an additional objective set out by the adopted Comprehensive Plan.

If approved, the proposed PDP will meet the above goals and objectives of the Comprehensive Plan with the continued investment into the economic development and growth of the City. The proposed development will aid in creating a strong, high-quality neighborhood that provides diversified, accessible, and convenient housing options to meet the changing needs of the community.

6. Analysis

Background and History

- December 18, 1984 – The City Council approved the final plat of Hilltop, lots 1 and 2 by Ord. #2604.
- December 16, 2004 – The City Council approved the final plat of Tiffany Woods, lots 1-13 and tracts A, B and C by Ord. #5867.
- November 20, 2008 - The City Council approved the final plat of Tiffany Woods, 2ns Plat, lots 1A-4A, 6A-8A and Tracts A-1, B-1 and C-1by Ord. #6730.
- April 23, 2021 – Staff administrative approved the Minor Plat of Tiffany Woods, Lots 4B and 5A.
- September 13, 2022 – Staff administrative approved the Minor Plat of Tiffany Woods, Lots 4C and 7C.

Compatibility

The proposal for this ADU development is in accordance with the existing zoning and compatible with surrounding single-family homes as well as the current home under construction on the same lot. The existing surrounding homes range in size from 7,717 square feet to 10,086 square feet and once constructed, the principal structure on the subject lot will be 12,487 square feet. The building materials and architecture of the proposed ADU is also consistent with the principal structure and surrounding residential homes.

Adverse Impacts

The proposed new ADU will not detrimentally impact the surrounding area. The building is designed and located to be compatible with the principal structure and neighboring properties. The proposed ADU is in scale with the surrounding homes and will enhance allure of the neighborhood.

Public Services

The proposed development will not impede the normal and orderly development and improvement of the surrounding property. The surrounding properties to the north and south are fully built out. The proposed new home and ADU will tie into the existing public infrastructure.

Modifications

The applicant is seeking a modification to UDO Section 6.1350 pertaining to the maximum size of an ADU. Staff has reviewed the request and supports the requested modification for the reasons identified below

- Required – An ADU shall not exceed a gross floor area of one thousand (1,000) square feet or more than fifty (50) percent of the principal structure's floor are, whichever is less.
- Proposed – The applicant has proposed to construct an ADU that has a total gross floor area of 1,971 square feet which exceeds the UDO requirement.
- Recommendation – The purpose of the size limitations established in the UDO is to ensure an ADU remains subordinate to the principal structure. In this case the principal structure is larger than the standard home in Lee's Summit with a total gross floor area of 12,487 square feet. While the gross floor area of the proposed ADU is 1,971 square feet, it is well below the 50% allowed by the UDO, coming in at just 15.8%. When evaluating the mass and scale of the existing homes in the area and the principal structure on the subject lot, the proposed ADU will remain subordinate to the surrounding single-family homes. For these reasons staff believes the request is reasonable and supports the modification.

Recommendation

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

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the maximum allowable size of an Accessory Dwelling Unit (ADU), to allow for a 1,971 sq. ft. ADU.
2. Development shall be in accordance with the preliminary development plan dated November 30, 2023.

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 development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
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, including the swale shown adjacent to the pool house ADU.

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 site development permits or the start of construction (excluding land disturbance permit).
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.