

**MEETING DATE:** November 14, 2023

**STAFF:** Joshua Garrett, Planner

**PROJECT NAME:** Summit Living

**CASE NUMBER/REQUEST:** **Case 23-310-03 – Preliminary Plat – Summit Living** – A request by Joseph O’Loughlin for a preliminary plat approval at Summit Living located at 2610 & 2612 S. Lee’s Summit Road.

**APPLICANT:** Joseph O’Loughlin, O’Loughlin Development, LLC.

**OWNER:** Englewood Assembly of God

**LOCATION:** 2610 and 2612 S. Lee’s Summit Road, Independence, MO 64055

**PROPERTY ZONING:** 2610 - R-6 (Single-Family Residential)  
2612 - C-1 (Neighborhood Commercial)

**SURROUNDING ZONING/LAND USE:**

**North:** R-6 – Single Family Residences

**South:** R-6/PUD – Single Family Residential Subdivision

**East:** R-6 – Elementary School (Glendale Elementary)

**West:** R-6 - Elementary School (Hanthorn Early Education)

**FURTHER ACTION:**

If approved by the Planning Commission this revised Preliminary Plat, it will be considered by the City Council at their December 18<sup>th</sup> meeting.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Preliminary Plat with the following condition.

1. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final plat.

### PROJECT DESCRIPTION

The proposed plat, Summit Living, is a four-phase project that will consist of five lots and two common tracts. Additionally, the plat proposes a public street to connect Lee’s Summit Road to Woodbury Street, which terminates in a dead-end along the northern boundary of the site. Tract A, located adjacent to lots 1 and 2, will contain a regional stormwater detention basin. Tract B is a “triangle-shaped” piece of land that abuts the school property to west, the proposed Lot 3 to the south, and the proposed street to the northeast. The two existing properties that comprise the area within the plat have a total acreage of 13.45 acres.

Phase 1 of the potential development will consist of Lot 1 and Tract A. Phase 2 will be just Lot 2, while phase 3 will consist of Lot 3 and Tract B. The remaining lots, Lots 4 and 5, will be part of Phase 4.

The preliminary plat is not reviewed for final engineering design compliance. All development engineering must be designed in accordance with City of Independence standards and specifications prior to approval of the final plat.

## ANALYSIS

### **Public Improvements and Access:**

The proposed street will connect Lee's Summit Road to Woodbury Street, which currently terminates as a dead-end near the northwestern corner of the site.

### **Stream Buffer Ordinance:**

No stream buffer areas are located within the boundaries of the plat.

### **Storm Water:**

The applicant has provided a Stormwater Drainage Plan. On site detention will be located on Tract A and along the northern portion of the site in lots 4 and 5.

### **Property Addresses:**

Property addresses will be finalized on the Final Plats.

### **Utilities:**

All utilities are available adjacent to the property.

### **Sanitary Sewer:**

Sewer mains are available near the property.

### **Landscaping and Buffering:**

According to Section 14-503-13 of the Unified Development Ordinance (UDO), all subdivided land, included in all residential districts, that abuts a minor arterial, or arterial street, either at right angles or parallel to the collector, minor arterial, must provide a 15-foot buffer area from the edge of the right-of-way line towards the interior of the property to be screened by either a six foot fence or wall with a low impact landscape screen located between the wall/fence and the street right-of-way line, or a berm at least three feet in height with a medium impact landscape screen planted on the street side of the berm (no fence/wall required).

Further, given that proposed Lots 1, 2, and 3 are currently zoned for commercial uses additional screening will be required along the adjacent properties zoned for residential use. Section 14-503-07 requires a completely opaque six-foot tall fence and additional landscaping to screen commercial uses from residential areas.

### **Historic and Archeological Sites:**

There are no historic or archeological issues with this property.

## **EXHIBITS**

1. Application
2. Narrative
3. Application
4. Preliminary Plat
5. Site Storm Drainage Plan
6. Comp Plan Map
7. Zoning Map