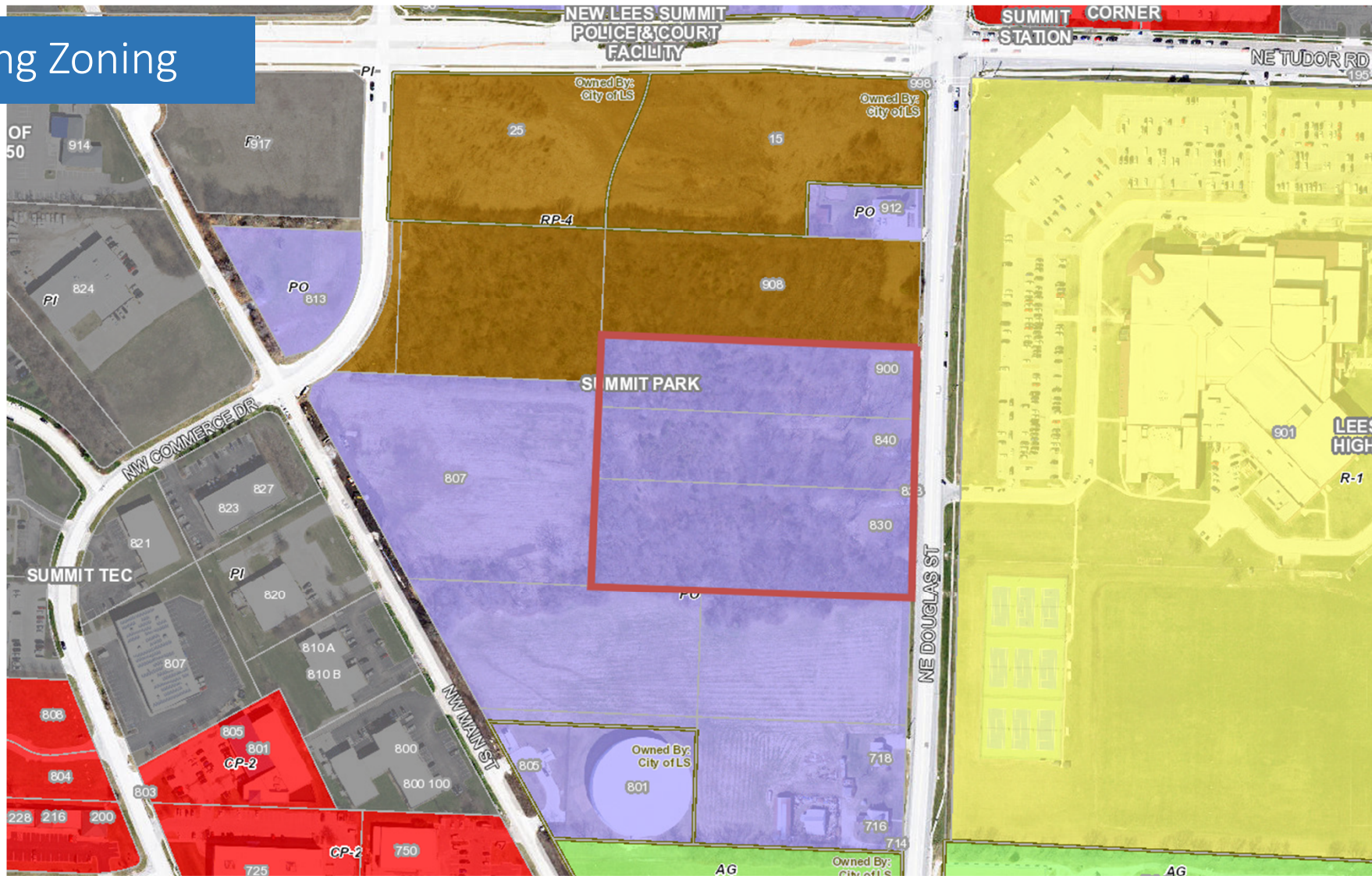


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Clover Communities Lee's Summit Preliminary Development Plan

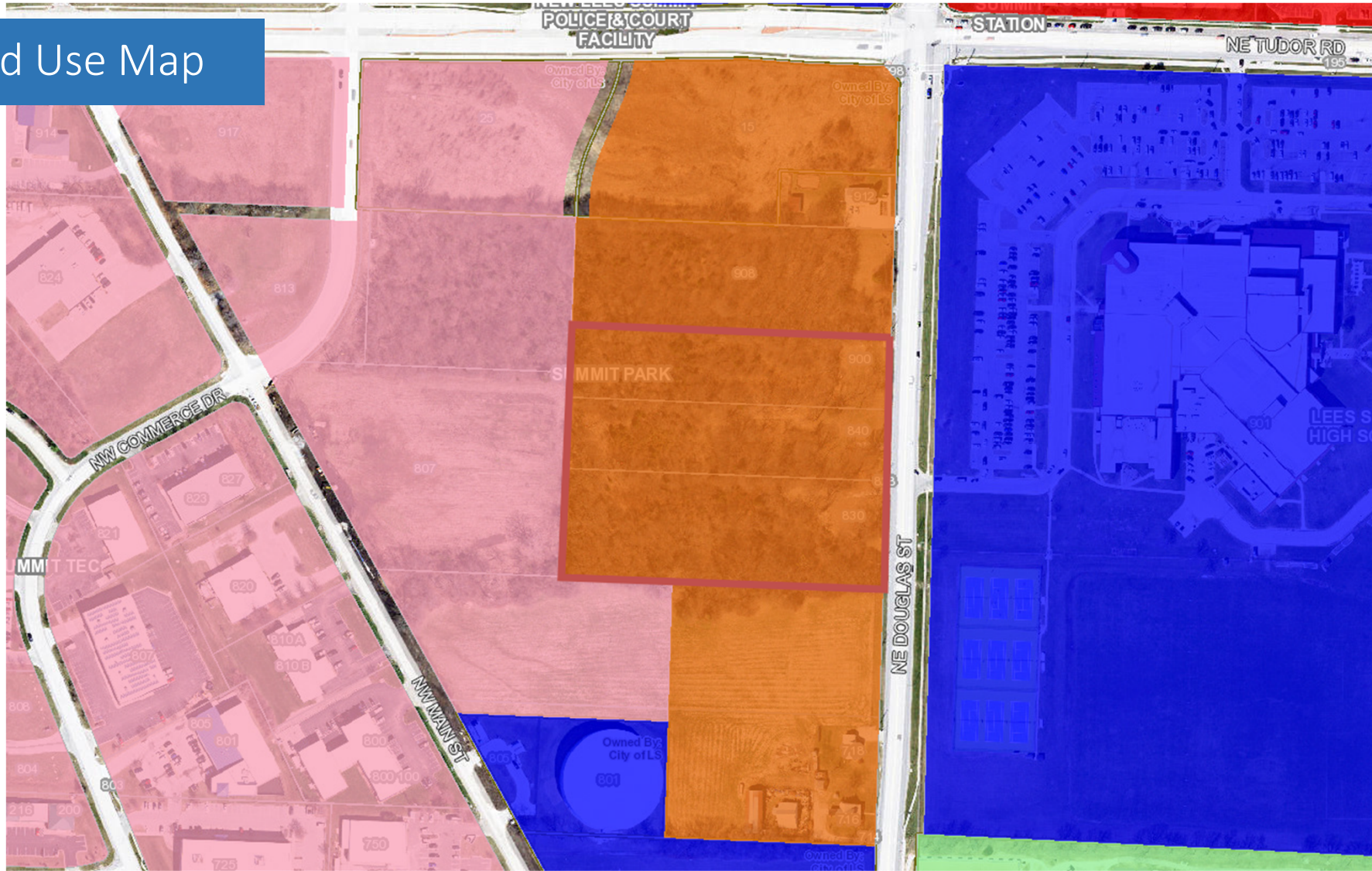


Surrounding Zoning



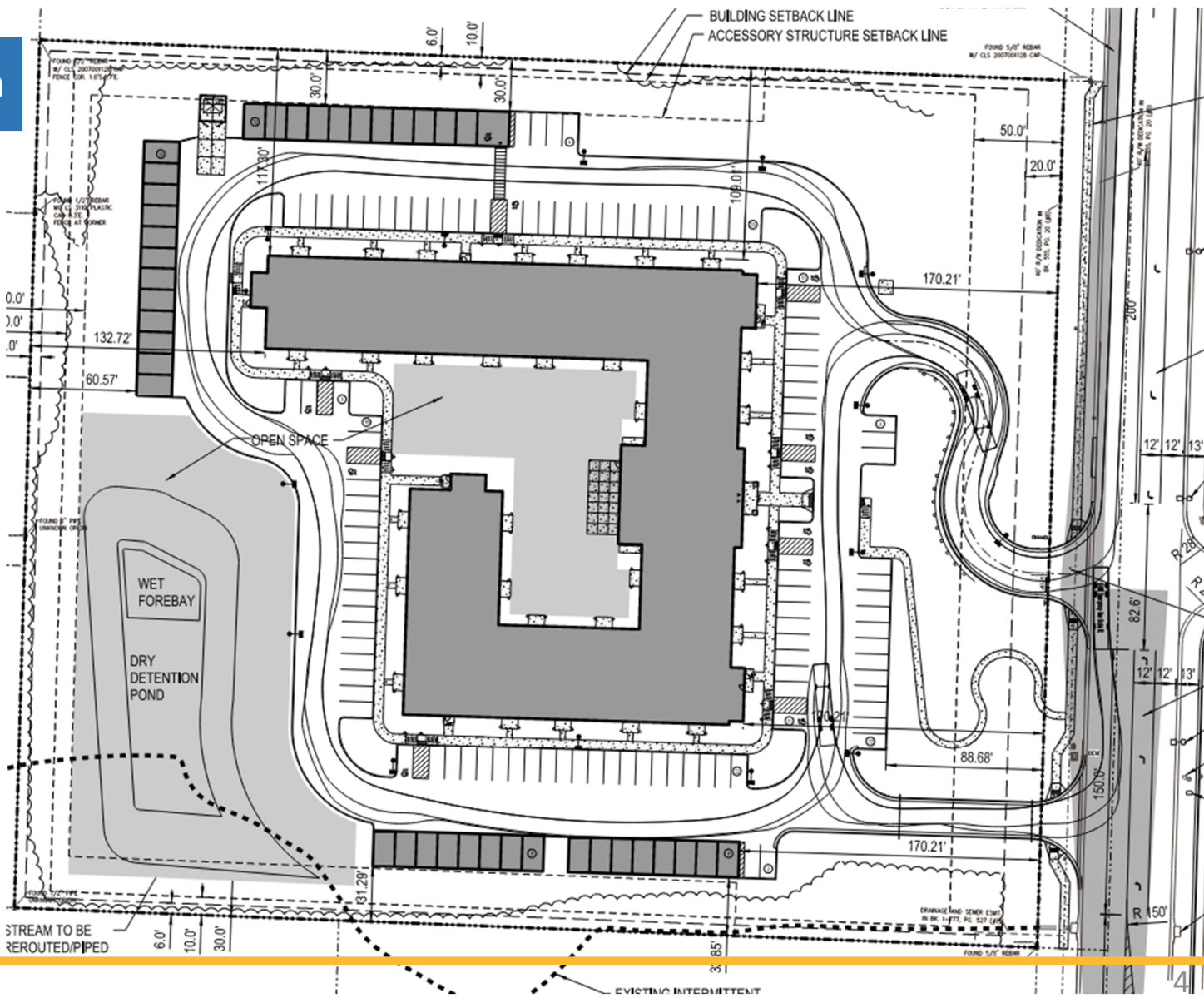
Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Preliminary Development Plan

- Zoning**
 - PO (existing)
 - RP-4 (proposed)
- Property Size**
 - 7.04
- Building Area**
 - 142,300 sq. ft.
- Building Height**
 - 48' 6"
- Density**
 - 19.6 unit/acre
- Parking - 155**
 - 40 - garages
 - 115 - surface stalls
- Units - 128 total Units**
 - 6 - 1 bedroom units
 - 122 - 2 bedroom units



Architectural Elevations



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST

Architectural Elevations

Monogram™

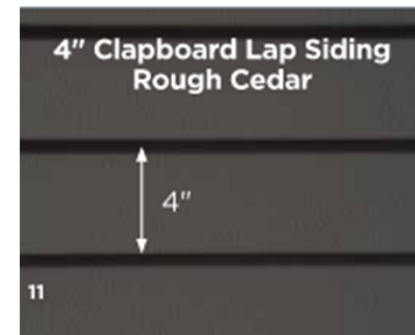
Vinyl Siding

General Description: Monogram™ provides the look of wood siding, but does not require the upkeep common to wood. Monogram siding is manufactured with TrueTexture™ rough cedar finish molded directly from real cedar boards. Available in a selection of profiles, Monogram offers the industry's widest selection of colors. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Monogram is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection (Nominal)	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Rough Cedar	¾"	.046"	CertiLock™ post-formed positive lock	40	¾"
Double 5" Clapboard	Rough Cedar	¾"	.046"	CertiLock™ post-formed positive lock	33	¾"
Double 5" Dutchlap	Rough Cedar	¾"	.046"	CertiLock™ post-formed positive lock	40	¾"

Colors: Monogram siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.



Modifications Request

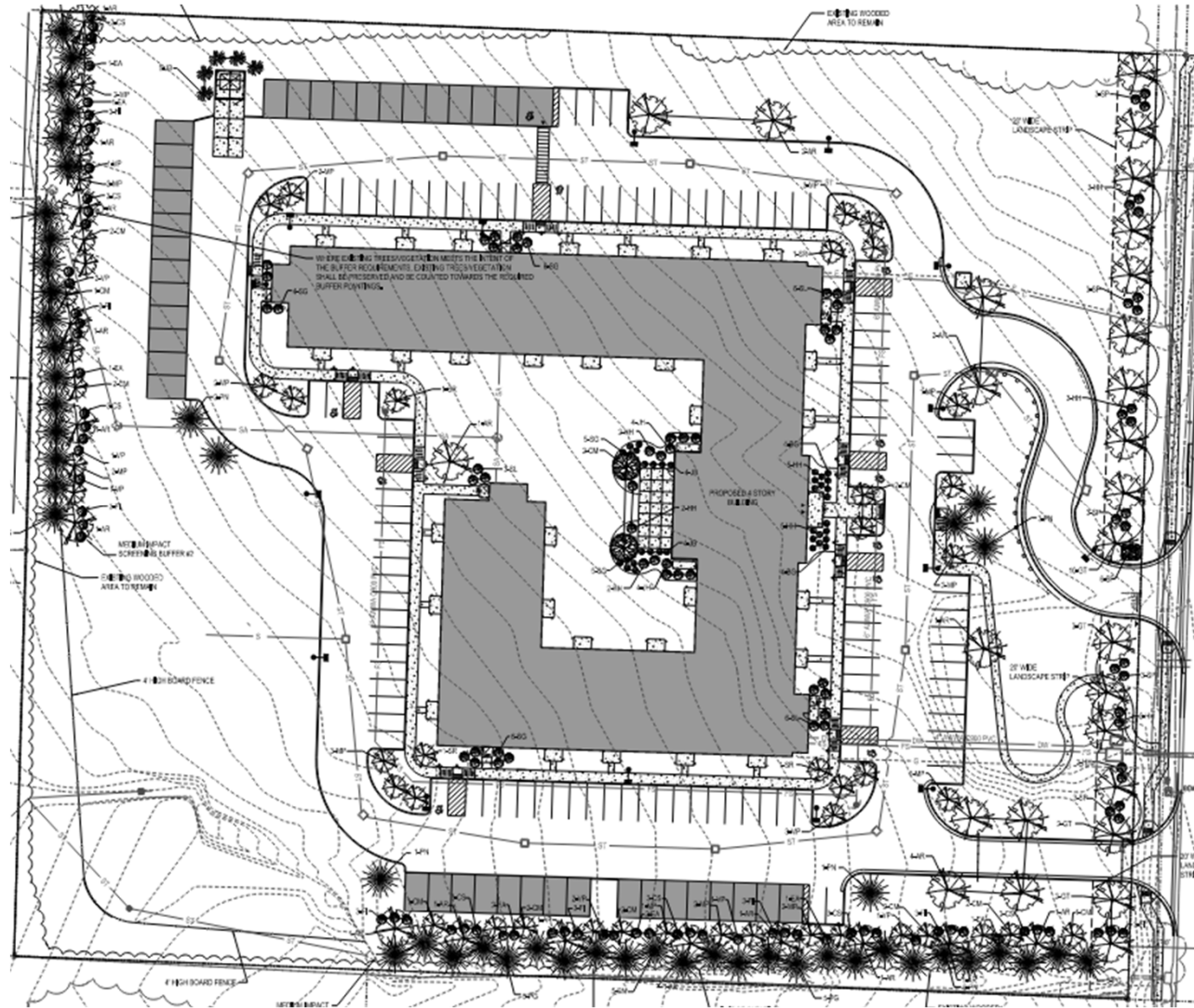
Required –

The UDO established a 12 dwelling units per acre maximum in the RP-4 district; and minimum 3,500 sq. ft. lot size per dwelling unit.

Proposed –

The applicant has proposed 19.6 dwelling units per acre; and 2,393 sq. ft. lot size per dwelling unit.

Project Name	Total Number of Units	Lot Acreage	Density
Clover Communities (proposed)	128	7.04	19.6 units/acre
Douglas and Tudor Apartments	358	13.03	27.47 units/acre
New Longview Apts. (AMLI)	206	8.1	25.4 units/acre
The Fairways at Lakewood	272	13.0	21.1 units/acre
The Residences at Echelon	243	11.5	21.8 units/acre
Streets of West Pryor Apartments	250	6.9	36.2 units/acre
Streets of West Pryor Senior Living	165	6.8	24.2 units/acre
Aria	480	61.9	21.3 units/acre
Chapel Ridge Apartments (phase 1)	276	11.96	23.1 units/acre
Chapel Ridge Apartments (phase 2)	120	4.62	25.97 units/acre



Approval Conditions

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 19.6 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 2393 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A minimum of 0.046 in. (.46 mm) vinyl siding shall be used on the exterior of the structures.
4. Development shall be in accordance with the preliminary development plan dated August 28, 2023, and the elevations dated August 15, 2023, 2023.
5. Development shall be in accordance with the Transportation Impact Analysis by Erin Ralovo, PE, dated October 5, 2023 – 2 pages.
- ~~6. If it is determined that a southbound left turn lane is required to be constructed with this development, The Developer shall execute a mutually satisfactory development agreement with the City.~~
6. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, road improvements recommend in the Transportation Impact Analysis dated October 15, 2023. (Proposed Updated Condition by Staff).

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Clover Communities Lee's Summit Preliminary Development Plan



Alternate Parking Plan

Parking Utilization Survey								
Senior Independent Living Community	Location	# of Units	# of Occupants	Average # of Occupants	Parking Space Provided	Provided Parking Per Unit	# of Occupants That Own A Car	Parking Space Utilization
Clover Communities (Proposed)	Lee's Summit	128			155	1.21		
Eastland Court	Independence, MO	128	140	1.09	130	1.02	96	75%
Lyndon Square	Louisville, KY	119	117	0.98	135	1.13	110	81%
Tucker Station	Louisville, KY	119	115	0.97	130	1.09	83	64%
Preston Village	Louisville, KY	120	141	1.18	116	0.97	108	93%
Pleasant Run	Indianapolis, IN	119	137	1.15	126	1.06	96	76%
Wynbrooke	Indianapolis, IN	125	112	0.90	125	1.00	112	90%
Total / Average		730	762	1.04	762	1.04	607	80%

Alternate Parking Plan

PARKING UTILIZATION SURVEY



	Senior Independent Living Community	Location	Number of Units	Number of Occupants	Average Occupants	Parking Spaces Provided (Incl. Garages)	Provided Parking Spaces Per Unit	Number of Occupants that own a car	Parking Space Utilization
1	Eastland Court	Independence, MO	128	140	1.09	130	1.02	98	75%
2	Lyndon Square	Louisville, KY	119	117	0.98	135	1.13	110	81%
3	Tucker Station	Louisville, KY	119	115	0.97	130	1.09	83	64%
4	Preston Village (Southpoint)	Louisville, KY	120	141	1.18	116	0.97	108	93%
5	Pleasant Run	Indianapolis, IN	119	137	1.15	126	1.06	96	76%
6	Wynbrooke (Redlands Rd)	Indianapolis, IN	125	112	0.90	125	1.00	112	90%
	Total / Average		730	762	1.04	762	1.04	607	80%
Recently Opened Projects - still in Lease Up									
7	Meridian Hills (Urton Lane)	Louisville, KY	122	46	0.38	150	1.23	46	31%
8	Glenmary Grove (Bardstown)	Louisville, KY	122	89	0.73	128	1.05	89	70%
9	Gardens on Gateway	Indianapolis, IN	119	76	0.64	120	1.01	76	63%
	Total / Average		363	211	0.58	398	1.10	211	53%
New Projects (with construction date or opening date noted)									
10	Crystal Lake	Chicago, IL (4Q 2023)	121	-	-	149	1.23	-	-
11	Bartlett	Chicago, IL (2Q 2024)	119	-	-	143	1.20	-	-
12	O'Fallon	St Louis, MO (2Q 2024)	124	-	-	149	1.20	-	-
13	Jefferson Park	Louisville, KY (Opening 4Q 2023)	119	-	-	143	1.20	-	-
	Total / Average		483	-	-	584	1.21	-	-