

The Streets of West Pryor Continued Rezoning and Preliminary Development Plan

Appl. #PL2018-098

December 4, 2018

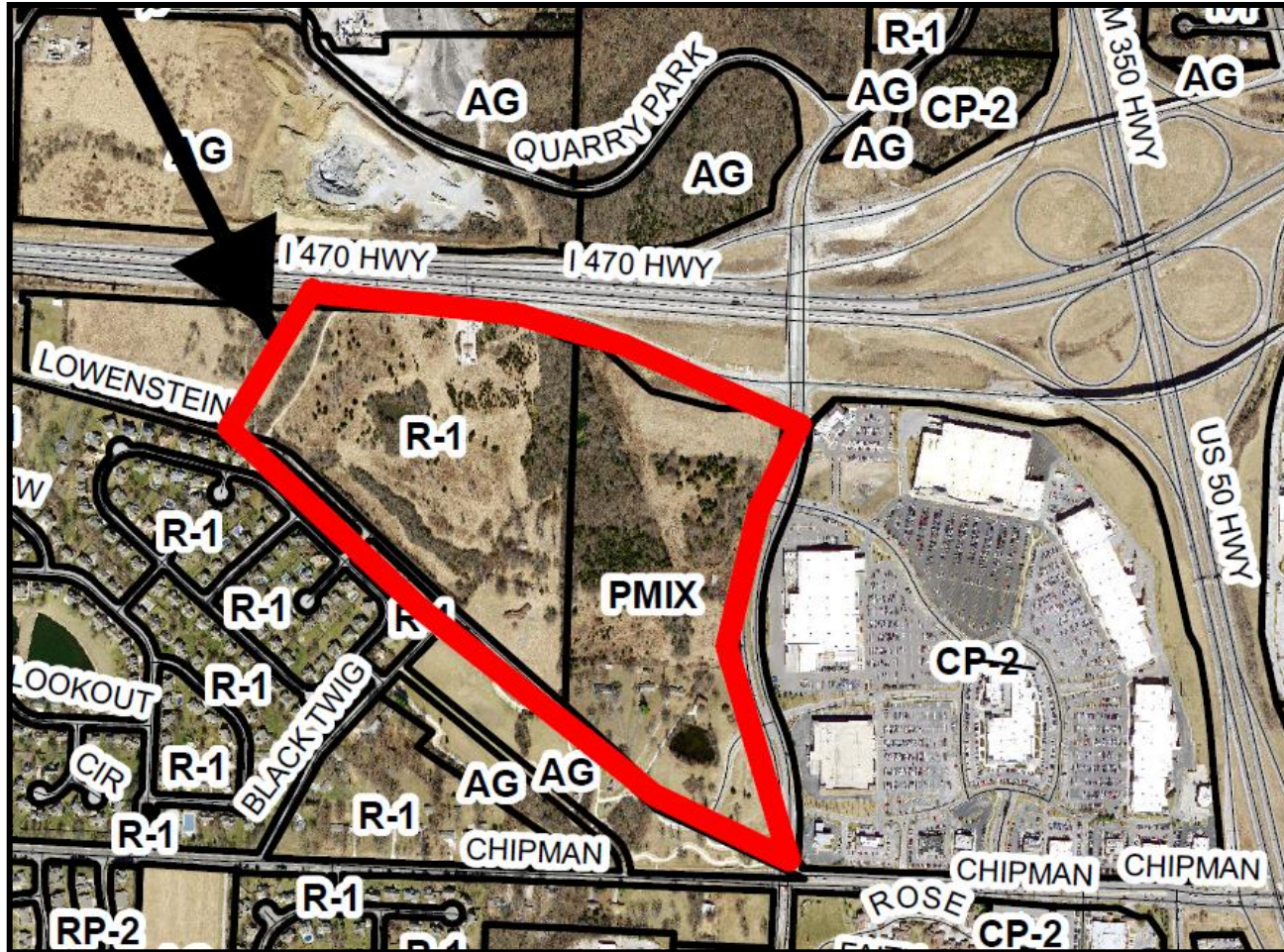


LEE'S SUMMIT
MISSOURI

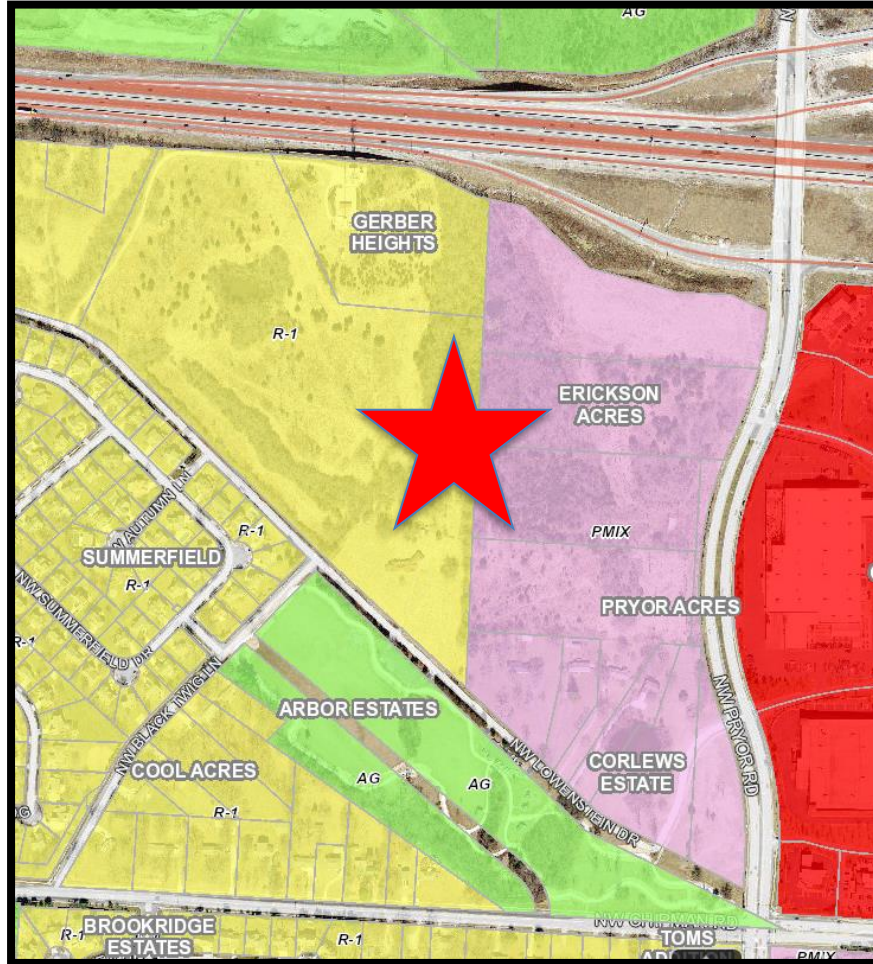
Yours Truly



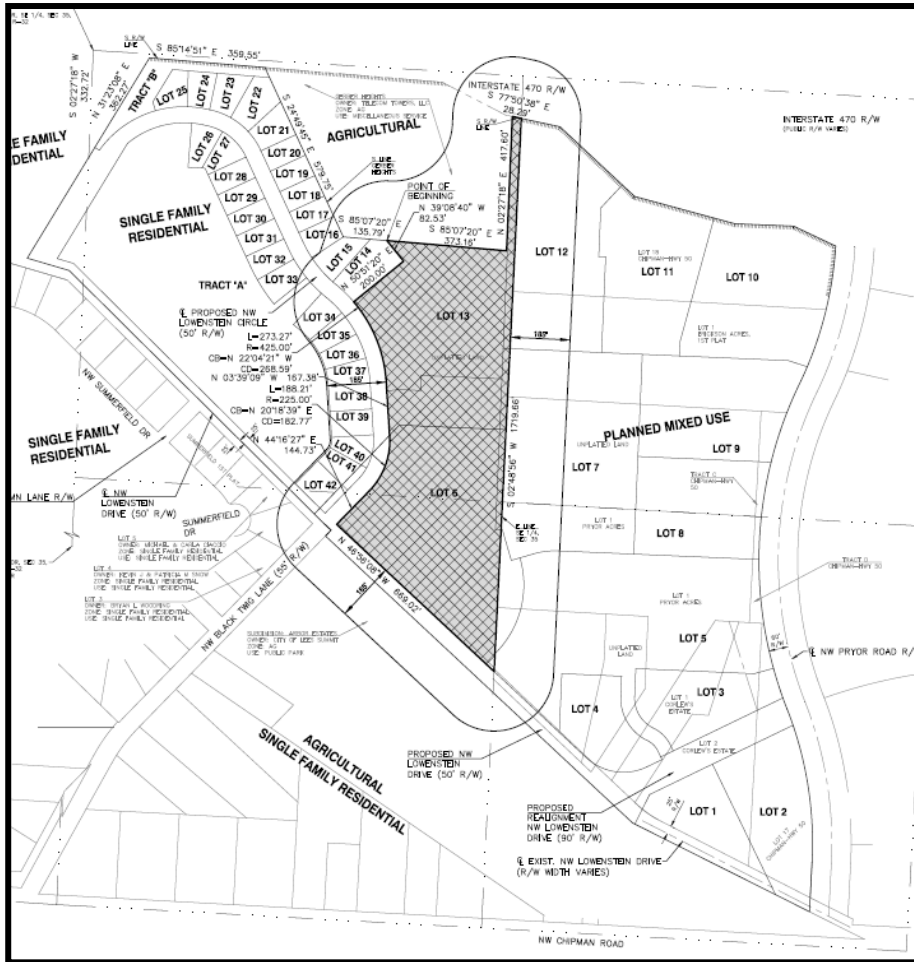
Aerial Map



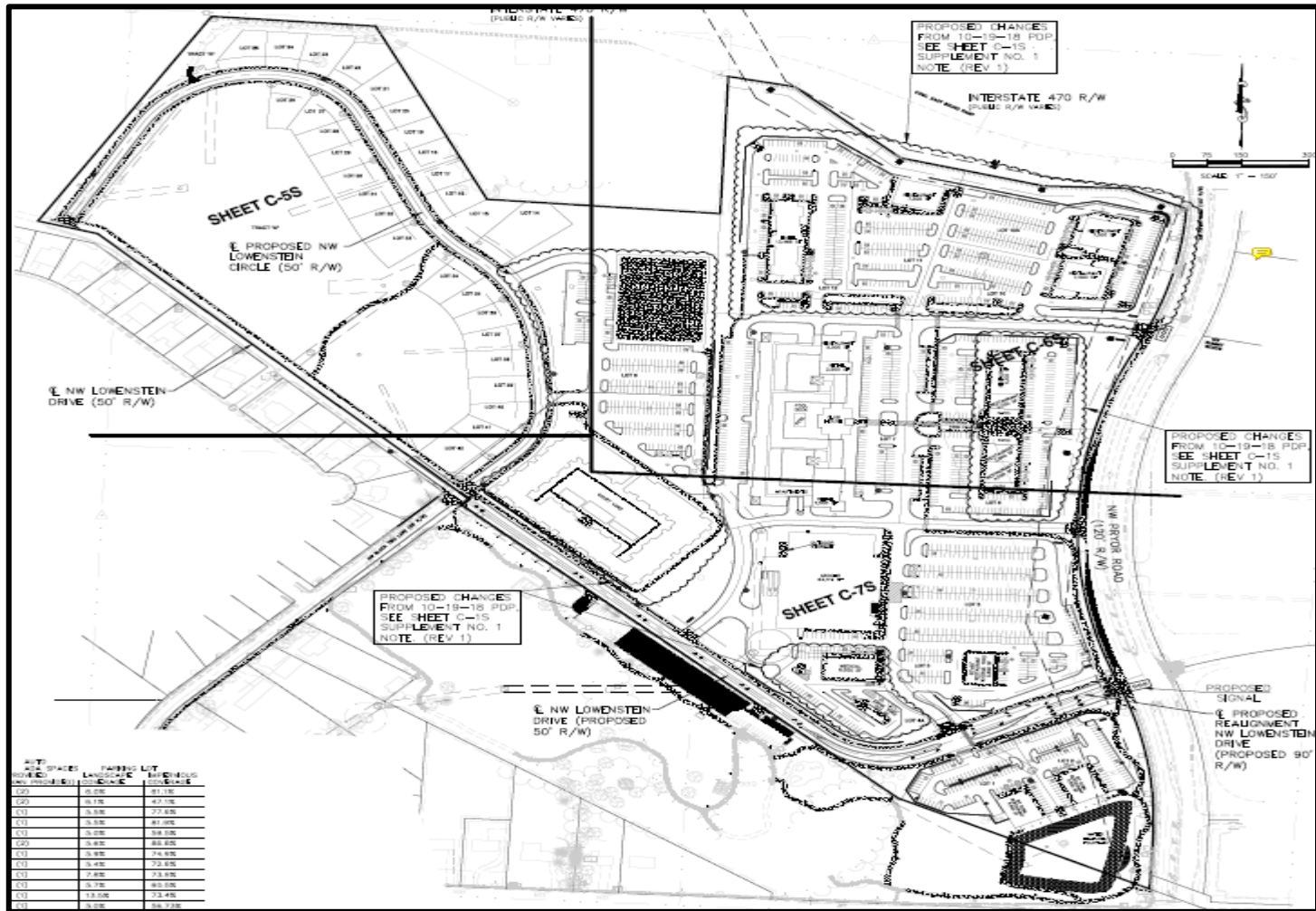
Zoning Map



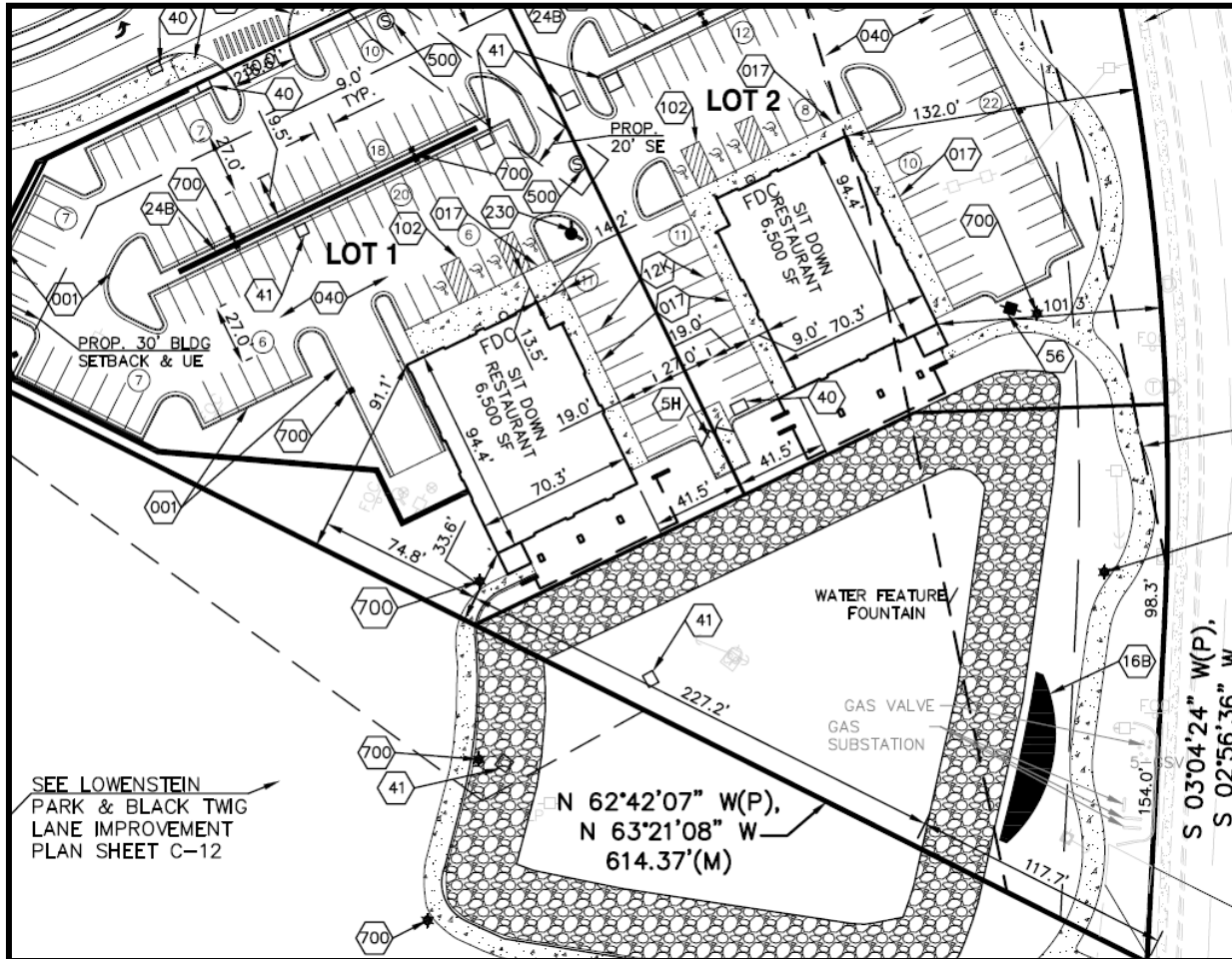
REZONING/COMP PLAN



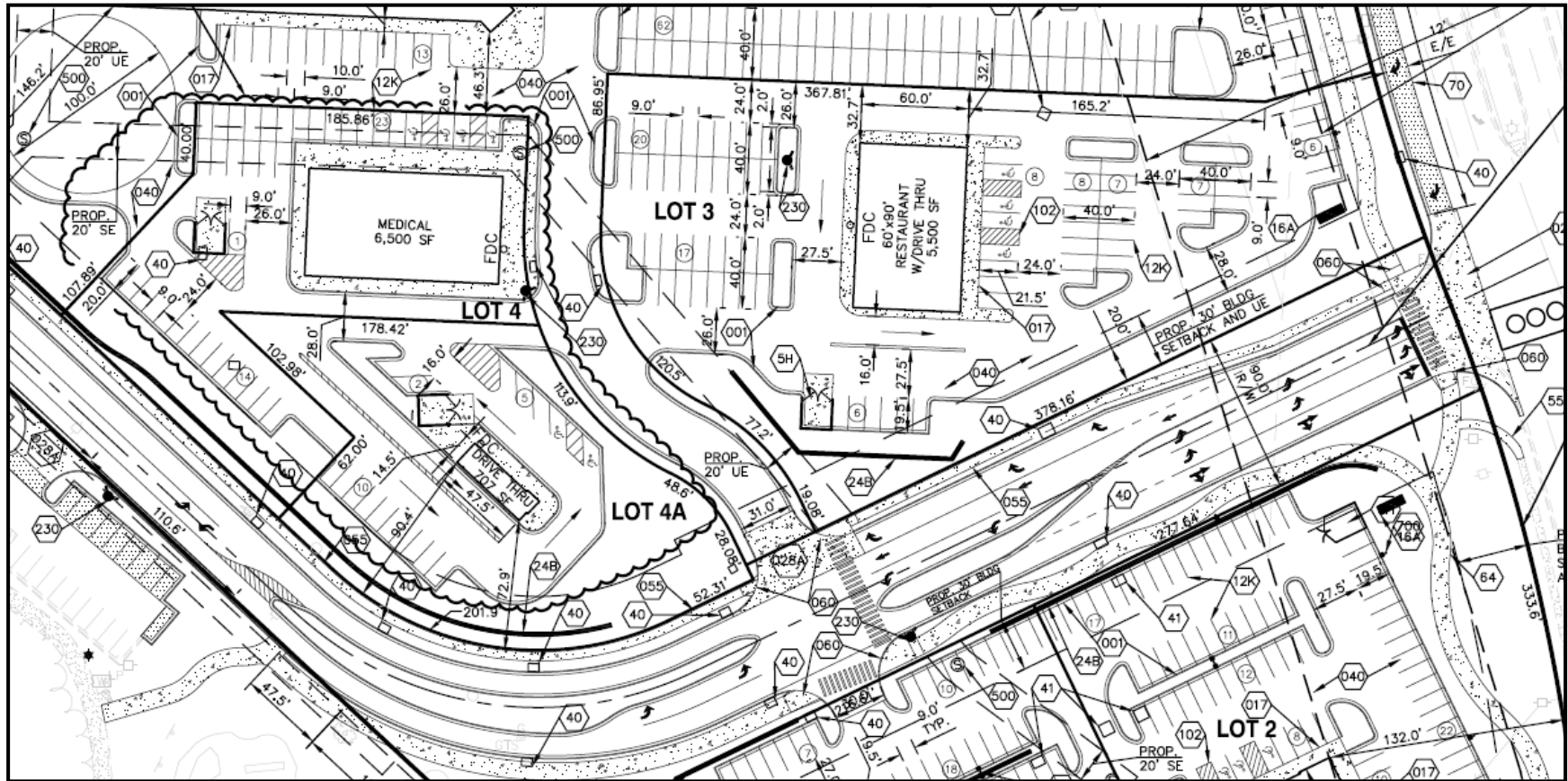
Site Plan



Lots 1 & 2- Sit Down Restaurant



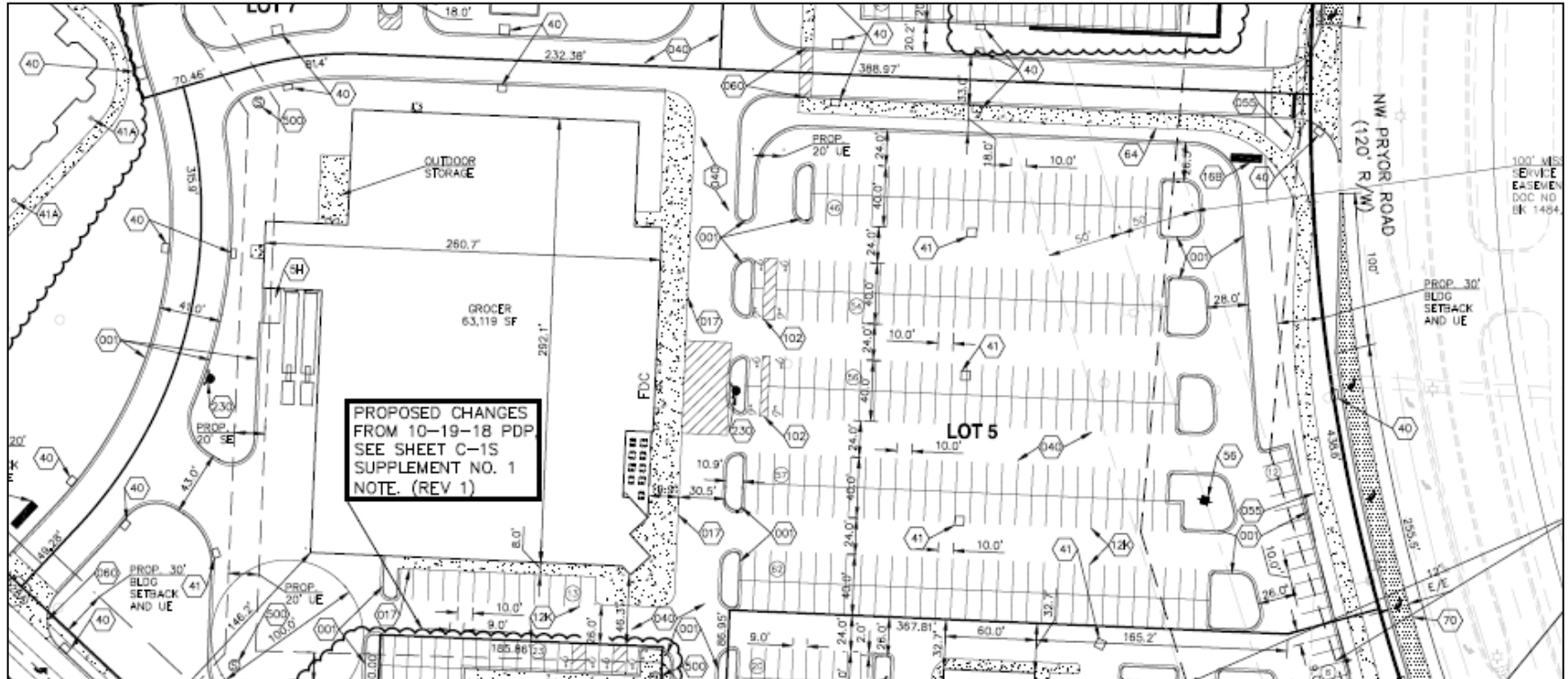
Lots 3, 4, 4A-Drive Thru Restaurant, Drive-Thru only, Medical Office



Commercial, Retail, Office, Restaurants



Lot 5-Grocery Store

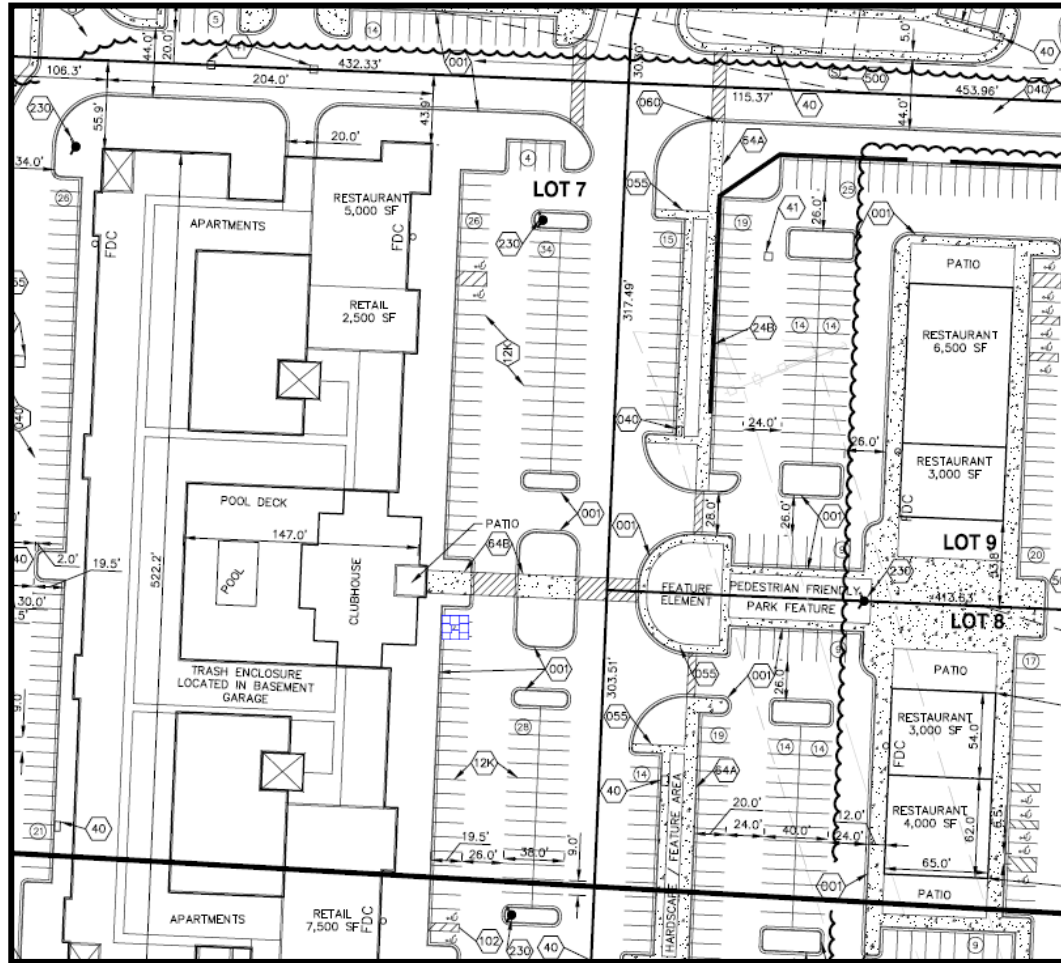


Lot 5-Grocery Store

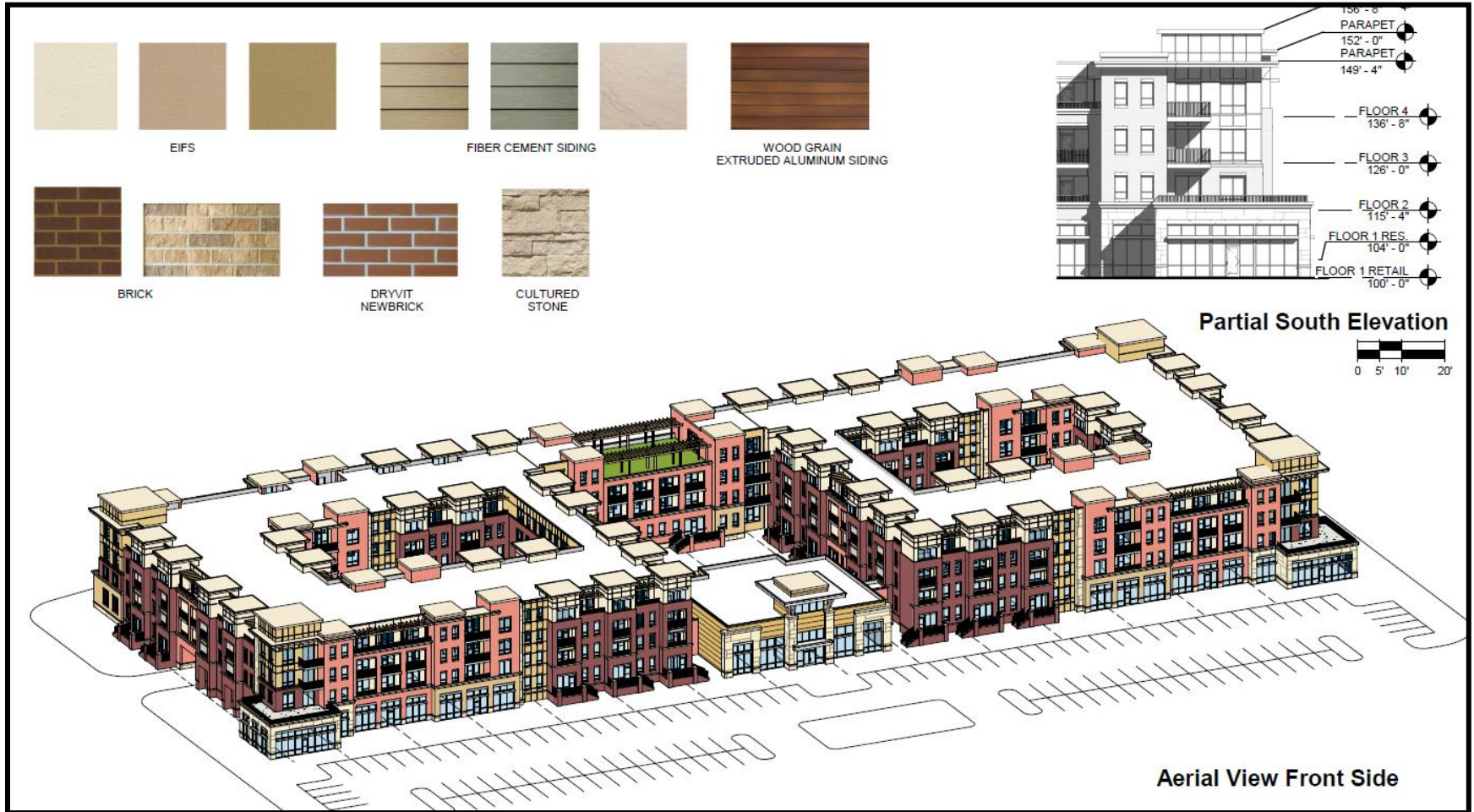


3 Northeast View
Scale: NTS

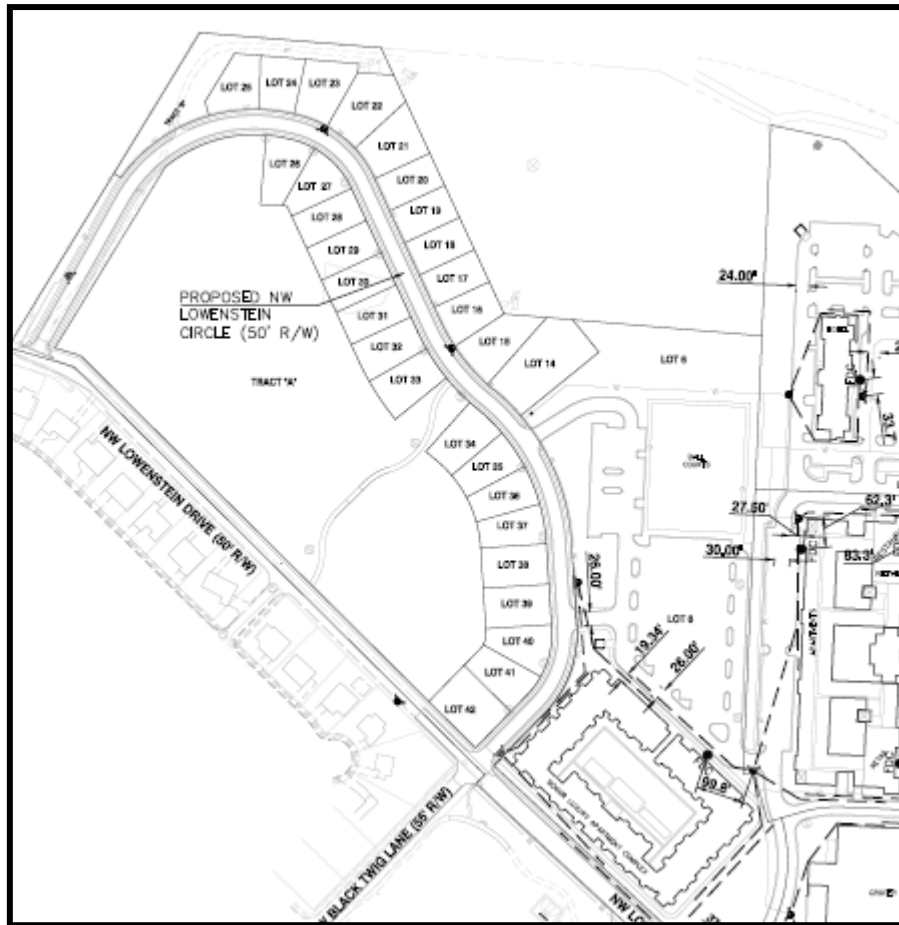
Lots 7, 8 and 9-Mixed Use Apartments/Retail, Restaurants



Lots 7, 8 and 9-Mixed Use Apartments/Retail, Restaurants



Conceptual-Residential



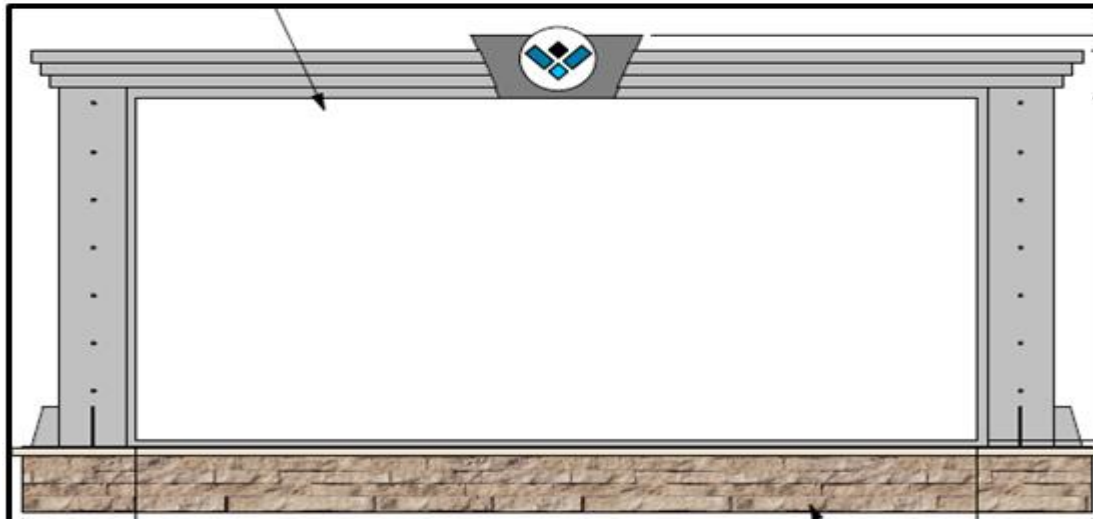
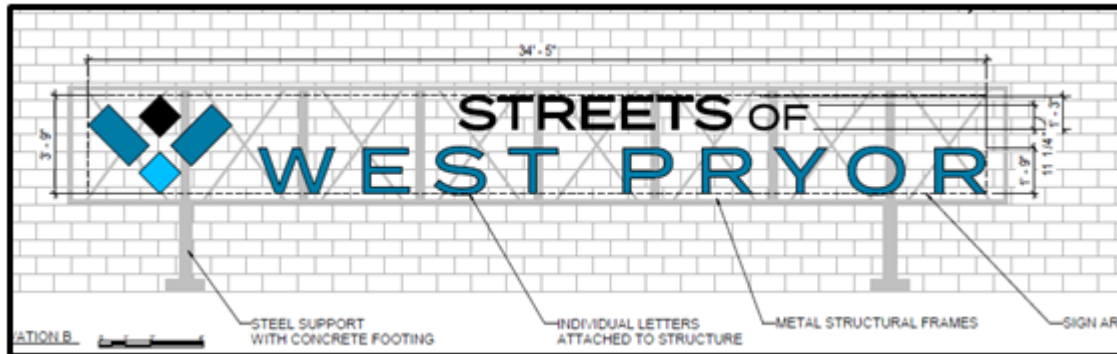
Staff Analysis of PDP

Density of apartments.

Project Name	Total Number of Units	Lot Acreage	Density
Village at View High Apartments	312	21.34	14.62 units/acre
Residences at New Longview	309	15.5	19.9 units/acre
New Longview Apts. (AMLI)	206	8.1	25.43 units/acre
The Fairways at Lakewood	272	12.97	21.14 units/acre
The Residences at Echelon	243	11.5	21.79 units/acre
Streets of West Pryor Apartments (proposed)	165	6.2	36.2 units/acre
Streets of West Pryor Senior Living (proposed)	250	10.7	24.2 units/acre

Staff Analysis of PDP

Monument and Shopping Center Signs, Size.



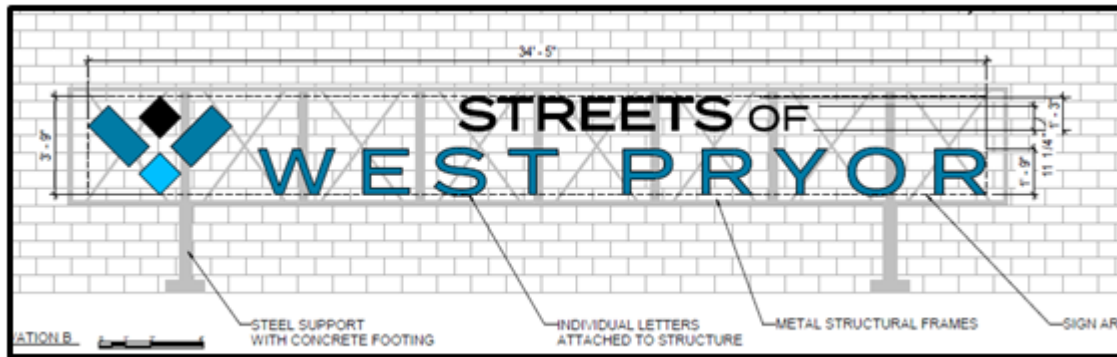
Staff Analysis of PDP

Development Standards.

- Primarily utilizing the design standards for the CP-2 and RP-4 zoning districts.
- Variations from those standards include:
 - Apartment Density
 - Reduced Front-Yard Setback for Senior Living Building
 - Building Height

Staff Recommendation

- APPROVAL of the REZ and PDP
- 7 Conditions



- Planning Commission recommended approval, subject to staff's letter, dated November 2, 2018, recommendation items 1-7, omitting the words "30 percent or more" from items 6A and 6B, to the City Council – regular Session, due back on 12/4/2018. The motion carried unanimously.