

Chapel Ridge Townhomes, Phase 5 Rezoning and Preliminary Development Plan

PL2020-315

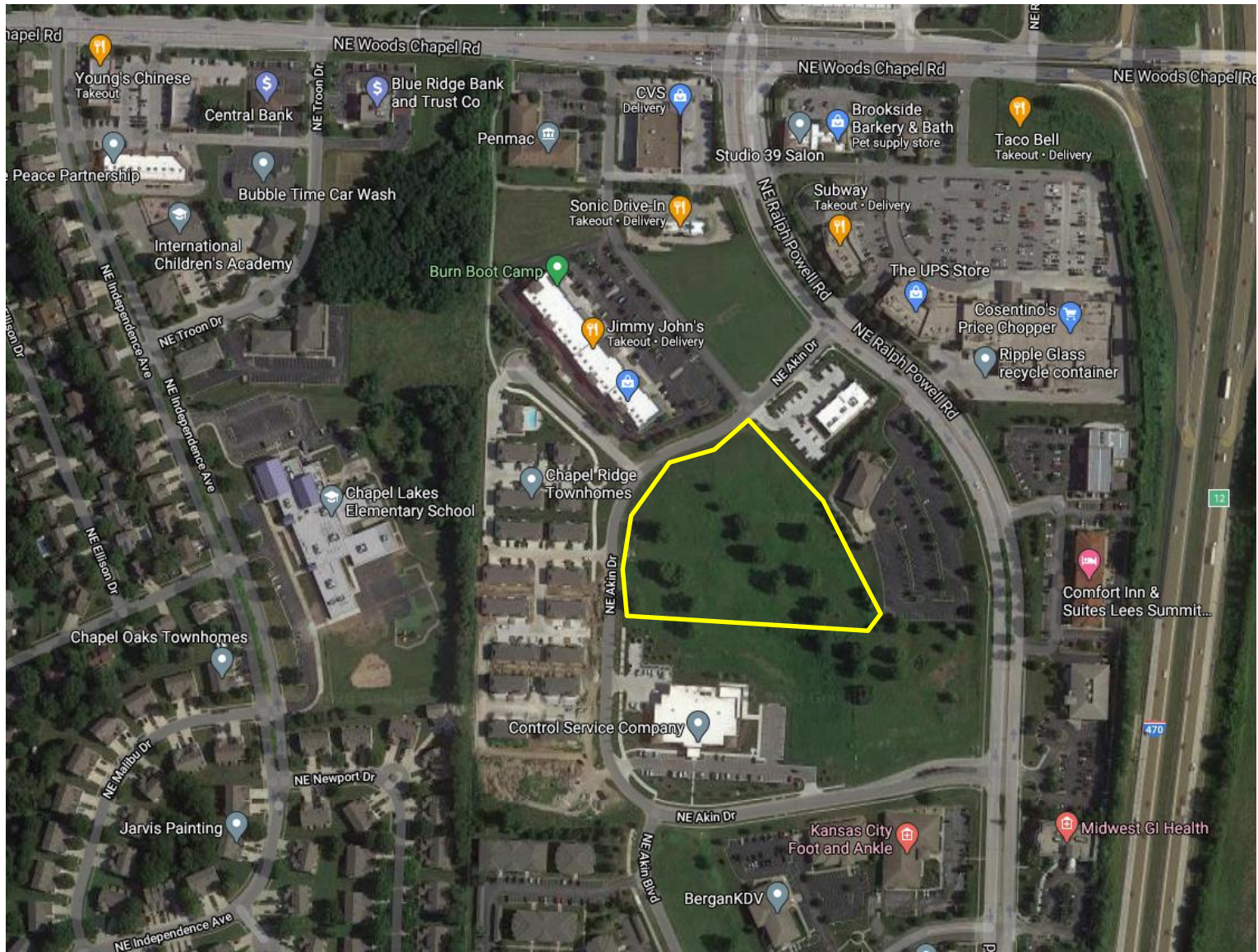
Date 1-7-2021



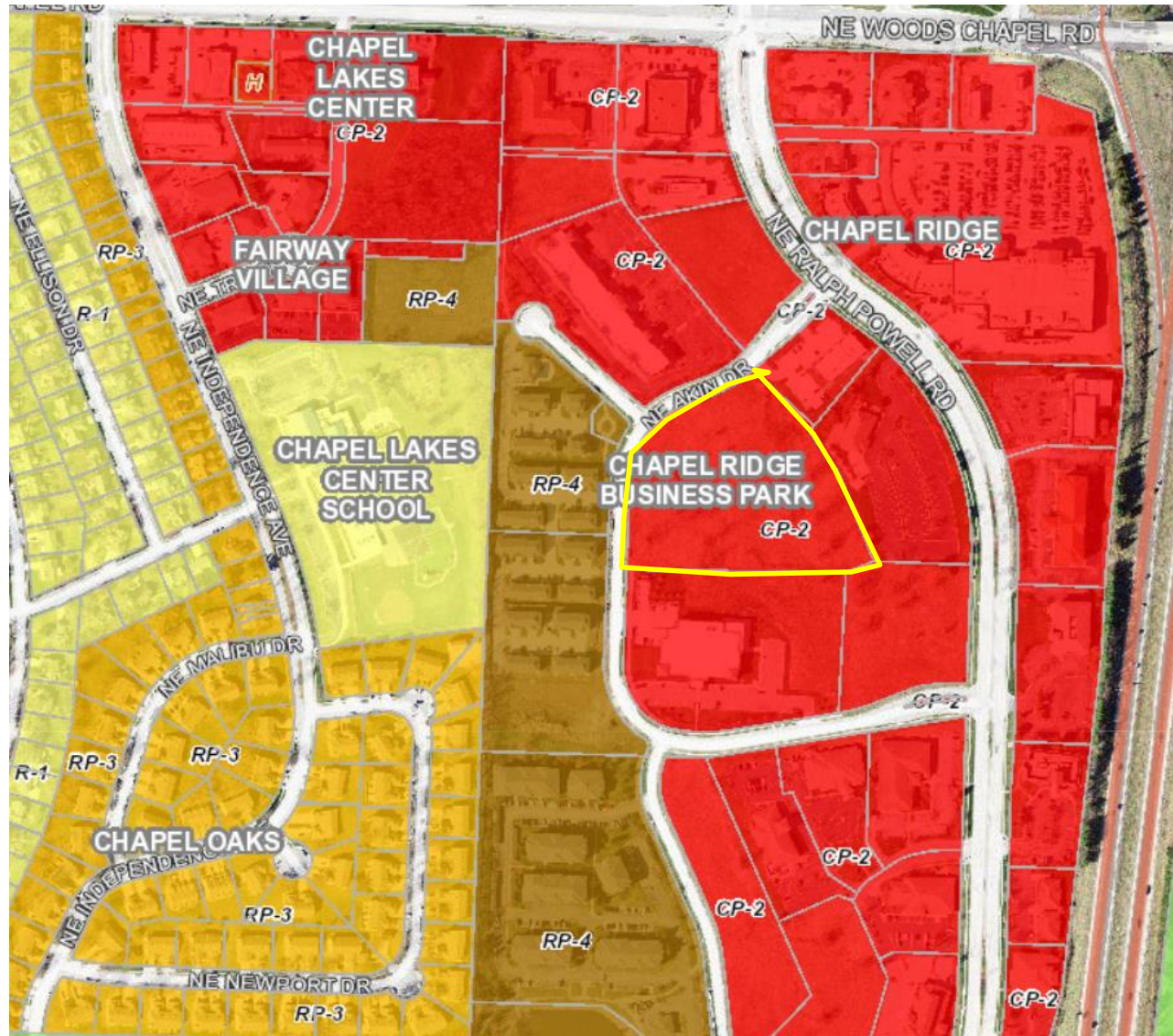
LEE'S SUMMIT
MISSOURI

Yours Truly





Aerial Map



Zoning Map

Size of Property

±5.42 Acres

Zoning

CP-2 Existing
RP-4-proposed

Number of Lots

1 Lot

Density

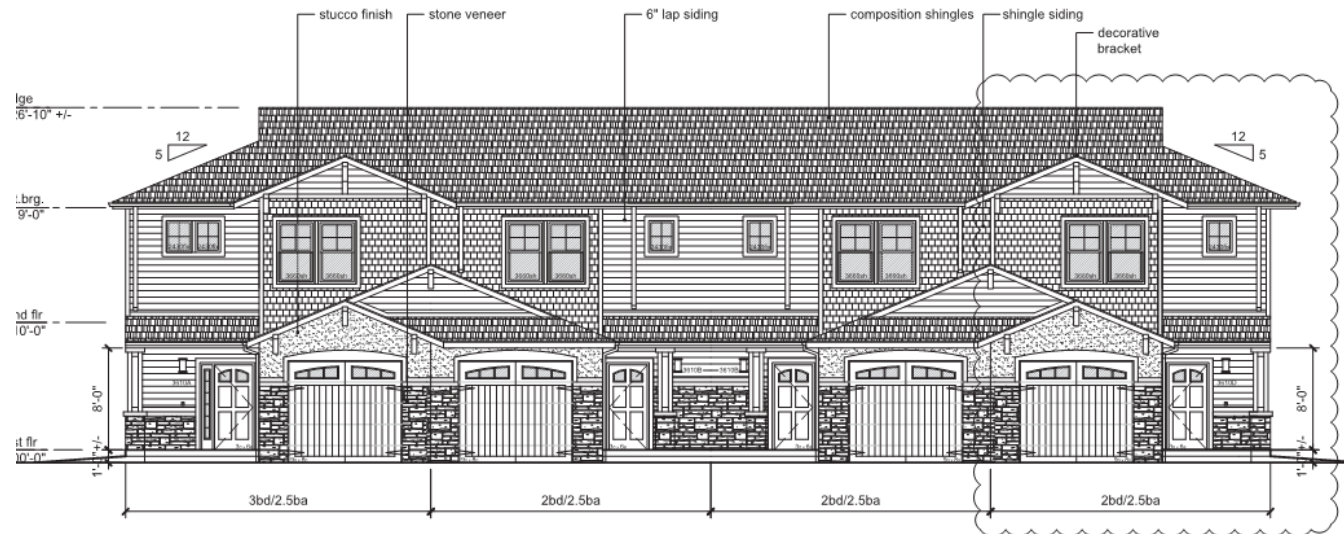
11.9 units/acre proposed
12.0 units/acre max allowed in RP-4

Dwelling Units

16 Townhome Structures=65 Living Units
2 structures-3 plex=6 living units
11 structures-4 plex=44 living units
3 structures-5 plex=15 living units



Project Information



Townhome Material:

- Stone
- Stucco
- Lap siding
- Accent shingle siding
- Composition roof



The 3-plex, 4-plex, and 5-plex will all be identical in style and will match the existing Chapel Ridge Townhomes to the west.



Elevations

Landscape Buffer Modification requested:

- Required - a high impact buffer composed of a 6-foot high masonry wall or opaque vinyl fence plus low-impact landscaping planted on both sides of the fence is required between the two land uses, RP-4 and CP-2.
- Applicant Proposed - medium-impact landscaping with no wall or fence between the proposed development and abutting commercial land uses
- Recommended - Staff supports the request to increase the amount of required landscaping materials but eliminating the requirement for the wall or fence. Understanding that the residential development is being constructed after the already established commercial businesses, prospective residents are aware of the surrounding environment.

The proposal to rezone approximately 5.42 acres from CP-2 to RP-4 will help meet the housing demands that were found in the 2017 Housing Needs Assessment. The site is not conducive for retail because of its limited visibility as a second tier property. An office would be feasible at this location. However, the proposed multi-family development is a compatible land use with the existing townhome development and apartment complex to the west and southwest.

With the conditions of approval and as outlined in the staff letter, the application meets the requirements of the UDO and/or Design and Construction Manual.

- A modification shall be granted to the requirement for a high-impact landscape buffer between the proposed RP-4 property and the abutting CP-2 property to the east and south, to allow a medium-impact landscape buffer.
- Development shall be in accordance with the preliminary development plan dated October 23, 2020.
- The architectural style and building materials for the multi-family townhomes shall be consistent with the building elevations; 4-plex elevation, dated October 23, 2020 and 5-plex elevation dated January 22, 2020. The 3-plexes will follow the architectural style and materials depicted in the elevations for the 4- and 5-plexes.