



MEMO

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TO:	Dawn Bell, City of Lee's Summit
FROM:	Chris Holmquist
RE:	Discovery Park – Residential Setback Modification
DATE:	April 4, 2023
PROJECT #:	A21-04643
PHASE:	120
TASK:	120001

NOTES:

This Memo shall accompany the resubmittal of Discovery Park Rezoning & Preliminary Development Plan.

SETBACK (Residential to outdoor dog play area) – Required: 200' min.; Proposed: 120' (approximate)

The separation between the proposed outdoor play area for the pet day care facility on Lot 7 and the multifamily residential on Lot 8 is less than the required separation of 200'. As discussed in a meeting with City staff on March 29, 2023, the intent of the requirement is to prevent noise and visual disturbance from the play area to residents of adjacent properties. Discovery Park, however, is a unique project because the entire community is master planned to be a cohesive unit with amenities accessible to residents. In this case, the outdoor play area will be an attraction to residents, since they would be able to walk their dogs directly to the day care. Fencing will be provided to screen views at ground-level; details are provided with the plan resubmittal package.