



LEE'S SUMMIT

M I S S O U R I

MEMO:

July 19, 2019

Re: #PL2019-020 – Rezoning and Preliminary Development Plan – Burton Townhomes

To: Planning Commission

On July 11, 2019 the subject application was continued by the Planning Commission in order for the applicant to produce revised elevations in response to concerns raised during the public hearing regarding the bulk and mass of the buildings; the lack of building offsets; and lack of architectural features facing NW Olive St. On July 18, 2019, the applicant submitted revised plans. Changes to the revised plans include: a reduction of the building height from 28' 9-7/8" to 26' 11-3/8" (1' 10-1/2" total reduction); and a covered side entry.

The change to the revised roof height is minimal and does not fully address the concerns of reducing the bulk and mass of the proposed structures to be more compatible with the mass and scale of the existing homes on NW Olive St. Additionally, the applicant neglected to incorporate unit offsets to break up the massing and front planes of the proposed structures. The covered side entry fails to accomplish the requested goal of integrating the side elevations into the existing neighborhood street wall along NW Olive St. The covered side entry could incorporate additional details in order to mimic a front entry along NW Olive St.

It is staff's opinion that the proposed changes do not go far enough to address the architectural concerns raised by the Planning Commission and staff.