

# City of Lee's Summit

## Development Services Department

December 19, 2018

TO: City Council  
PREPARED BY: C. Shannon McGuire, Planner  
CHECKED BY: Hector Soto, Jr., AICP, Current Planning Manager  
RE: **Public Hearing #PL2018-185 – PRELIMINARY DEVELOPMENT PLAN – Reece Nichols Phase 2, 207 SW Market St; Engineering Solutions, LLC, applicant**

---

### Planning Commission Action

On December 13, 2018 the Planning Commission recommended approval of Application #PL2018-185 – Preliminary Development Plan – Reece Nichols Phase 2, 207 SW Market St subject to staff's letter of December 7, 2018.

### Original Staff Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the landscaping requirements of Article 8, to allow no landscaping for the development.

### Background

Prior to the December 13, 2018 Planning Commission meeting staff identified a conflict with the materials being proposed. EIFS was identified as the proposed material for the rear building elevation. The design standards of the Unified Development Ordinance prohibit the use of EIFS in the Downtown Core Area. The applicant has agreed to use stucco in lieu of EIFS.

### Updated Staff Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the landscaping requirements of Article 8, to allow no landscaping for the development.
2. All building materials shall comply with the design standards as outlined in Article 8 of the Unified Development Ordinance.