



# MEMO

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<b>TO:</b>	Shannon McGuire, Planner
<b>FROM:</b>	Chris Holmquist
<b>RE:</b>	Allera Rezoning & PDP – Modification Requests
<b>DATE:</b>	2018.12.05
<b>PROJECT #:</b>	018-2503
<b>PHASE:</b>	200
<b>TASK:</b>	200001

## NOTES:

To Whom It May Concern:

We would like to request the following modifications to the UDO requirements for the case above:

### Landscape Buffers

Requesting to eliminate landscape buffer requirements between parcels of different zoning. While this project is being rezoned to CP-3, which allows for multi-unit products, this development plan specifies only single-family residences for the entire property which is compatible with both the existing and future uses of the immediate area. Because of this, the project has been laid out with lots to the extent of the property boundary. Please note that buffers along MO Highway 150 & SW Pryor Road are still provided.

### Lot Width

Requesting a reduction from the required 50 feet to 38 feet. As Summit Homes has outlined via their Narrative Statement and accompanying statistics, there is great demand for homes in the price range that is being proposed. Not only will these homes be narrower, requiring a lesser width, but the number and density of these lots required to be financially feasible for development is such that they need to be of a certain size that can only be accomplished with the requested deviation.

### Rear Yard Setback

Requesting a reduction from the required 20 feet to 15 feet. Similar to lot width, rear yard setback is a product of several factors which make the development feasible. The necessary building envelope required by the proposed Summit Homes product is a result of required density and the ability to provide the correct products to satisfy market demand.