

Project: Lots 1 – 6, Main Orchard

This memorandum is to serve as a guideline for the home construction on Lots 1, 2 & 4– 6, Main Orchard. Lot 3 is an existing 1,100 sf home constructed around the early 1900's.

Existing Area Description

The proposed development is located within an area of Downtown Lee's Summit that is one block west of Douglas Street and two blocks south of Chipman Road and the adjacent area is all zoned RP-2, Planned Two Family Residential District. The area to the north and west is single family and duplex family homes that were constructed in the 1950's with an average home size around 1,050 sf and a lots size of approximately 15,000 sf. Many of the existing homes that were constructed in the 1950's can be described as a mid-century ranch style home. These homes are typically rectangular in shape and have a long linear presentation toward the street with a single stall parking garage on one end of the home. Within the development area there are a few homes there were constructed in the early 1900's and have a typical "American Foursquare" and "Bungalow" style designs, with home sizes being 1,500 sf and 1,000 sf respectively and the lots sizes are approximately 0.50 acres in size.



Existing Ranch Style Home



Existing Bungalow Style Home



Existing Bungalow with Front Porch



New Home, Hearne's Addition Lot 18 A



Existing Duplex

Development Plan Description

Lots 1, 2, 4, 5 and 6

-These lots are going to be available for purchase by individual buyers to construct a new home. The home will be required to comply with the required items listed in the "House Characteristics" section of this memorandum.

Lot 3

-This lot has an existing "Bungalow" style home that is approximately 1,100 sf with a full stone foundation. The home has a dormer and a full house width front porch. There is not an existing garage and the driveway is gravel. The purposed development plan illustrates future construction of a two-story garage / apartment with a footprint of 1,200 sf. The intent is to build a lower level two stall garage for the existing home and a one stall garage for the second-floor apartment. This lot will be maintained as one owner and the house and garage unit will remain as a rental.



Requested Modification to the height of the garage structure on Lot 3 not to exceed the height of the principal structure. The principal structure is shown below in the Table 1 and the request is to construct the garage to a maximum height of 26 feet. With the setback from the right of way and location on the lot the structure will not appear imposing on the existing structures, but the height will allow for the construction of home elements to keep the architectural style consistent.

Table 1. Existing House Height Measurements

Top of Hip Roof	22' – 10"
Top of Lower Hip Roof	19' – 10"
Average Building Height	21' – 4"

*Modification is to allow an increase of 4' – 8" higher Loft / Garage



House Characteristics

Minimum Floor Area	1,000 sf
Garage	Minimum Single Stall (Detached or Attached to Residence)
Garage Location	No street facing overhead garage doors (Detached or Attached)
Front Porch	Minimum width of 50% of Total House Width with a 6-foot depth
House Style	Two-Story or Single Story with Dormer (American Foursquare, Bungalow, Craftsman)
Driveway Width at ROW	16 Feet

House Style

The style of the home should include front porches that are facing the street right of way to promote pedestrian and neighborhood connectivity. This will include incorporating a walkway connection from the front of the home to the public sidewalk. The public sidewalk will not be constructed with the development, but the connection shall be provided for. The driveway width at the street should be limited to 16 feet to limit the amount of concrete mass on the site but the driveway width can expand behind the home to allow for a multi stall garage. The home shall be constructed in such a way that the entry to the home shall incorporate a minimum of two steps from the sidewalk grade to the front porch. Front porch must incorporate a minimum of two column elements to delineate the porch with a minimum of 30% of the porch being constructed with a railing or knee wall.



House Color and Material

The developer will have the authority to review and approve all home colors, materials and styles prior to building permit approval.

The front of the House siding shall consist of multiple types of house siding to vary the appearance. Examples would include but not limited to lap siding or shake shingle combinations with stone or brick. The front and two sides of the home shall provide trim around window and door elements to be painted in a color that is different than the main body color of the house.

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle

Excluded materials for exterior siding of homes

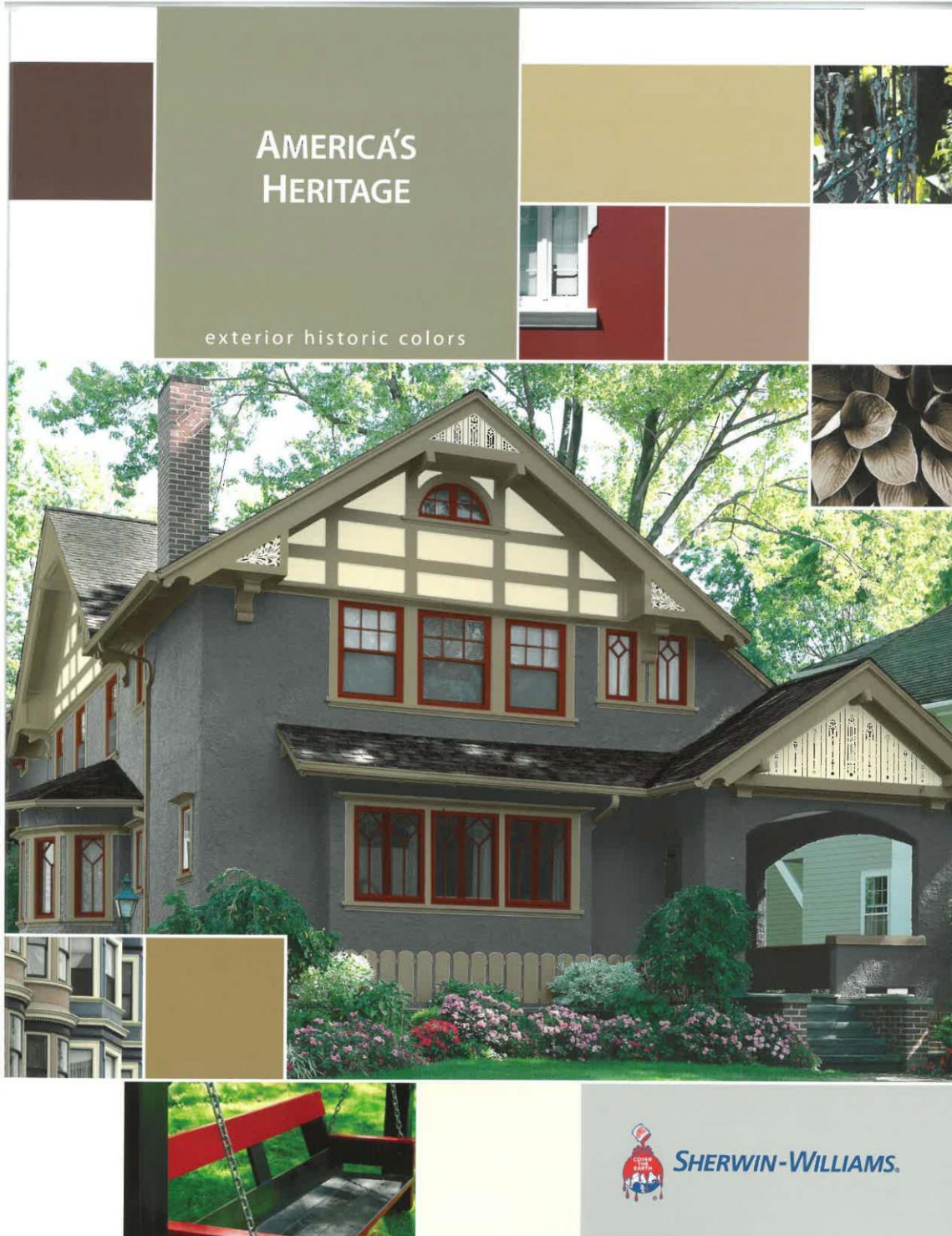
- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding
- Stucco

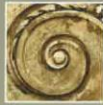
The following pictures are illustrations of home materials and the intended appearance of the homes. The side and rear elevations shall maintain the principal home siding material around the entire perimeter of the home. The detached or attached garage shall maintain the same siding primary / secondary materials as the main house.

Home colors shall not be

- High Contrasting Color Palettes
- Florescent

The following pages are taken from Sherwin Williams and will provide options for the home colors and schemes, the final houses are not limited to these specific color palettes, but these are to be considered the basis for judgement of the final home options. White is not shown on these pages but is allowed as a home color.



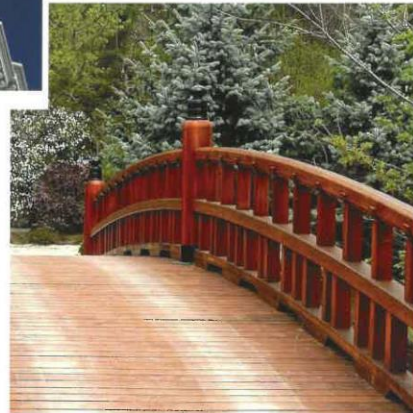


exterior historic colors



AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that adorned ornately appointed Victorians to the softer, restrained shades of Craftsman bungalows, our featured color combinations are based on authentic schemes from their respective eras. Each has endured the test of time and is sure to provide beauty and enjoyment for centuries to come.



historic color

AMERICA'S HERITAGE



BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Vellum SW 2833	Deepest Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



BODY	TRIM	ACCENT	ACCENT 2
Sheraton Sage SW 0014	Downing Sand SW 2822	Rookwood Antique Gold SW 2814	Fairfax Brown SW 2856
Eastlake Gold SW 0009	Classical White SW 2829	Curio Gray SW 0024	Downing Slate SW 2819
Pearl Gray SW 0052	Classic Light Buff SW 0050	Colonial Revival Stone SW 2827	Mulberry Silk SW 0001



Due to variations in the printing process, actual colors may vary from those shown in this brochure.



BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
Renwick Olive SW 2815	Downing Sand SW 2822	Rookwood Dark Green SW 2816	Rookwood Amber SW 2817



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Vellum SW 2833	Rookwood Brown SW 2806	Naval SW 6244
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Brown SW 2837
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Vellum SW 2833	Roycroft Copper Red SW 2839

The above scheme is featured on the cover.



BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2846	Classic Light Buff SW 0050
Rookwood Clay SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Stencil SW 0018
Downing Straw SW 2813	Roycroft Vellum SW 2833	Roycroft Pewter SW 2848	Classic French Gray SW 0077



BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Bungalow Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801





BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2849	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Toile Red SW 0006	Rookwood Dark Brown SW 2808

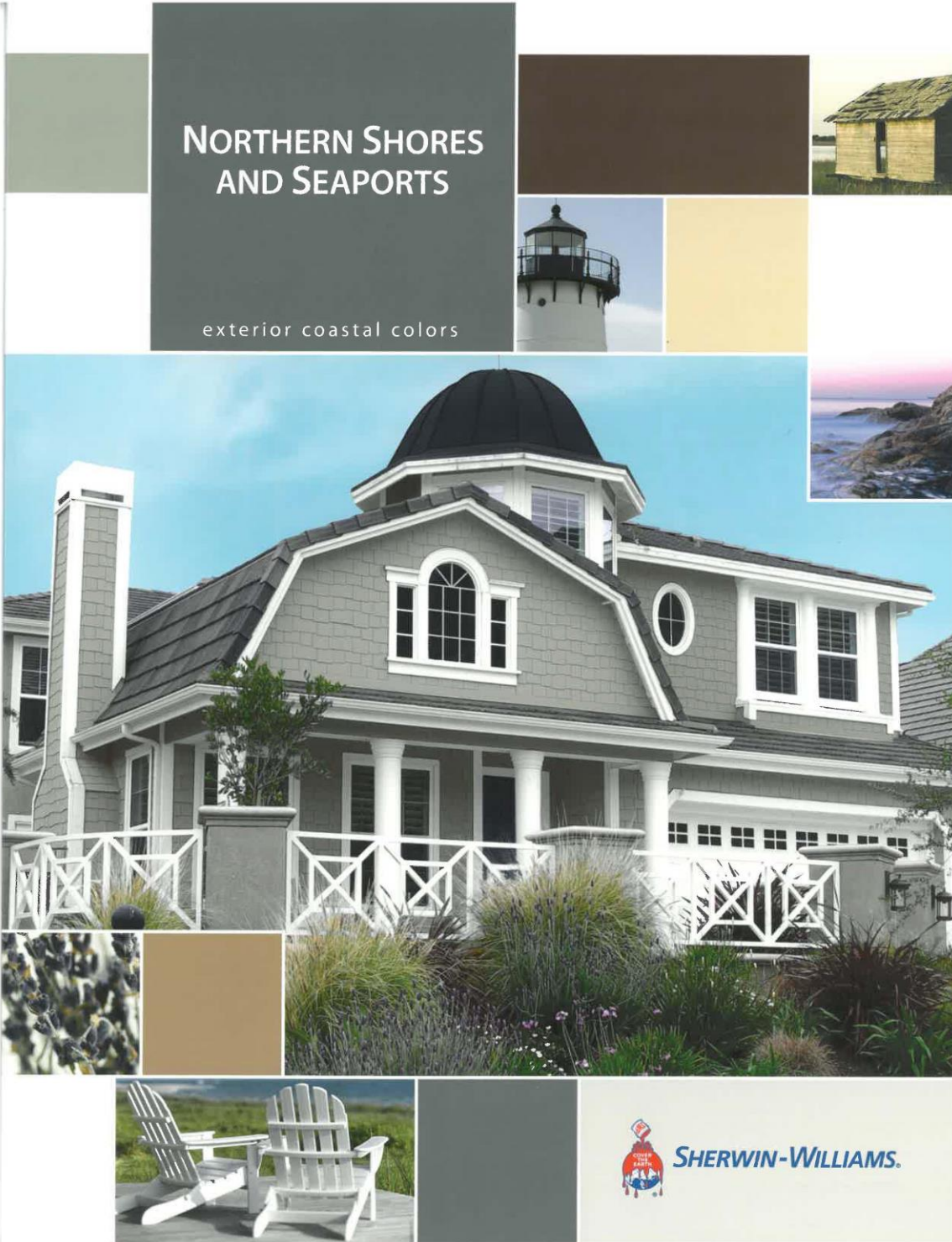


BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2827	Classical White SW 2829	Tricorn Black SW 6258	Rookwood Red SW 2802
Colonial Revival Gray SW 2832	Pure White SW 7005	Downing Slate SW 2819	Harvester SW 6373
Colonial Revival Green Stone SW 2826	Classic Light Buff SW 0050	Polished Mahogany SW 2838	Roycroft Bronze Green SW 2846

(B) Body (T) Trim (A) Accent | Featured accent colors can be used individually or as a combination.

**NORTHERN SHORES
AND SEAPORTS**

exterior coastal colors





exterior coastal colors



NORTHERN SHORES AND SEAPORTS

From the lush forests of the Pacific Northwest to the misty harbors of Maine, cool weather and gentle waters create a perfect environment for relaxation and rejuvenation.

In the Northern Shores & Seaports Palette, you'll find softened shades of traditional colors found throughout nature. Slate blue, dusty red and subdued gray-green tones offer a calming serenity reflective of a vast, pristine landscape.



coastal color

NORTHERN SHORES AND SEAPORTS



(B)

(T)

(A)



BODY	TRIM	ACCENT
Restrained Gold SW 6129	Believable Buff SW 6120	Sierra Redwood SW 7598
Butternut SW 6389	Concord Buff SW 7684	Olympic Range SW 7750
Homburg Gray SW 7622	White Duck SW 7010	Butterscotch SW 6377



BODY	TRIM	ACCENT
Carriage Door SW 7594	Urban Putty SW 7532	Sanderling SW 7513
Creamy SW 7012	Lanyard SW 7680	Tanbark SW 6061
Perfect Greige SW 6073	Pure White SW 7005	Naval SW 6244

The above scheme is featured on the cover.



(B)

(T)

(A)



BODY	TRIM	ACCENT
Portabello SW 6102	Modern Gray SW 7632	Porpoise SW 7047
Anew Gray SW 7030	Extra White SW 7006	Fireweed SW 6328
Retreat SW 6207	Creamy SW 7012	Portico SW 7548



(B) (T) (A)



(B) (T) (A)



BODY	TRIM	ACCENT
Storm Cloud SW 6249	Alabaster SW 7008	Ramie SW 6156
Svelte Sage SW 6164	Lotus Pod SW 7572	Leather Bound SW 6118
Lanyard SW 7680	Buff SW 7683	Sea Serpent SW 7615



BODY	TRIM	ACCENT
Downing Earth SW 2820	Dover White SW 6385	Spiced Cider SW 7702
Accessible Beige SW 7036	Tony Taupe SW 7038	Foggy Day SW 6235
Chatroom SW 6771	Muslin SW 6133	Beach House SW 7518



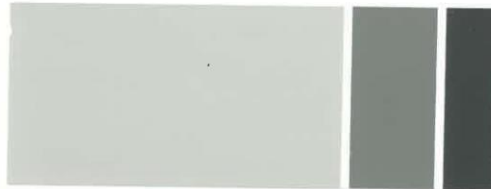
BODY	TRIM	ACCENT
Stone Lion SW 7507	Windfresh White SW 7628	Roycroft Copper Red SW 2839
Macadamia SW 6142	Pure White SW 7005	Caviar SW 6990
Meadowlark SW 7522	Dover White SW 6385	Pier SW 7545

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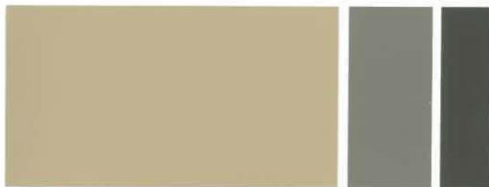
BODY	TRIM	ACCENT
Pottery Urn SW 7715	Fresco Cream SW 7719	Roycroft Brass SW 2843
Roycroft Mist Gray SW 2844	Attitude Gray SW 7060	Rock Bottom SW 7062
Renwick Olive SW 2815	Roycroft Vellum SW 2833	Renwick Heather SW 2818



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BODY	TRIM	ACCENT
Comfort Gray SW 6205	Alabaster SW 7008	Rookwood Red SW 2802
Latte SW 6108	Warm Stone SW 7032	Muddled Basil SW 7745
Harmonic Tan SW 6136	Ivoire SW 6127	Java SW 6090

Ⓑ Body Ⓓ Trim Ⓐ Accent

The following are example houses that could be constructed on the lots







Detached Garage Option



Detached Garage Option



Attached Garage w/ Breezeway



Attached Garage w/ Breezeway





Four-Sided Architecture



Preliminary Development Criteria

1. The character of the neighborhood.
 - The area to the north and west is single family and duplex family homes that were constructed in the 1950's with an average home size around 1,050 sf and a lots size of approximately 15,000 sf. Many of the existing homes that were constructed in the 1950's can be described as a mid-century ranch style home. These homes are typically rectangular in shape and have a long linear presentation toward the street with a single stall parking garage on one end of the home. Within the development area there are a few homes there were constructed in the early 1900's and have a typical "American Foursquare" and "Bungalow" style designs, with home sizes being 1,500 sf and 1,000 sf respectively and the lots sizes are approximately 0.50 acres in size.
2. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
 - The area is zoned RP-2 and the area is generally single family and duplex home sites. These two parcels are two of the few remaining lots within the downtown area
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
 - The site has adequate access to all necessary public facilities and the development will improve the sanitary sewer system with a new sewer extension to serve the proposed lots.
4. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
 - The site is zoned for two family residential zoning and the homes will comply with the zoning district
5. The length of time, if any, the property has remained vacant as zoned.
 - The parcel located at 6 NE Orchard has always been a vacant parcel and the parcel located at 510 NW Main has an existing home and the remaining area has been undeveloped.
6. The extent to which the proposed use will negatively affect the aesthetics of the property and neighboring property.
 - The development of this parcel will continue to develop new downtown homes that rekindle the mid 1900's Craftsman Style Bungalow in the downtown area.
7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
 - This development will not create any detrimental impact the downtown / neighboring area and will continue the revitalization of the downtown area.
8. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
 - The construction of the new sidewalks along Main Street and Orchard will continue to improve the pedestrian access throughout the downtown area. Each home site will provide a garage and off-street parking to not create any parking concerns for the area.



9. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.
 - The site will provide individual onsite detention facilities that will incorporate Best Management Practices for storm water management to provide some innovative and aesthetically appealing plantings within the development area.
10. The extent to which the proposed use will negatively affect the values of the property or neighboring properties.
 - With the estimated home prices being \$225,000 or more it is expected the development of these lots will increase the value of the neighboring properties.
11. The extent to which there is a need for the use in the community.
 - The downtown area is a very desirable area to live and is continuing to develop in a positive direction. This project will provide an opportunity for the community to purchase and construct a new home with the old town feel of the downtown community.
12. The economic impact of the proposed use on the community.
 - With the estimated home prices being \$225,000 or more it is expected the development of these lots will increase the value of the neighboring properties.
13. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the UDO.
 - The development will comply with the UDO requirements and is asking for a variance on a few storm water requirements and on the height of the proposed Garage / Loft on Lot 3.
14. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
 - The existing facilities will be adequate for the development of this project and the Developer will install a new sanitary sewer line to serve the proposed lots with a new sanitary sewer service.
15. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
 - The Developer believes the parcels are currently underutilized and the development of these lots will provide a very desirable lot for a future Lee's Summit resident. The hardship or denial of the application will mean the land will stay undeveloped as it has for years and it is the Developer's belief that this is not the best use of the parcel.
16. The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvement Plan, and other adopted planning policies.
 - The proposed development conforms to the overall plans for the site.
17. The recommendation of professional staff.
 - This is the highest and best use for these parcels.



18. The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
 - The proposed development is consistent with the surrounding development and City's long-term plans for the area.

Article 2 of the UDO Requirements

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
 - The development conforms with the City's long-term plan and zoning for these parcels.
2. Development will not impede the normal and orderly development and improvement of the surrounding property.
 - These two parcels are a two of the few remaining undeveloped lots located within the downtown area and the development of these lots is consistent with the existing development within the area.
3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.
 - The proposed lots will connect directly to Main Street and the driveways are being limited to 16 feet to minimize the impervious impact to the front yard area of the proposed lots.