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March 22, 2021

Lee's Summit, Missouri
Development Services
Attn: Shannon McGuire

RE: Summit Point Phase II
Modification Requests
Parking, Density, and Internal setback
CFS Project Number 215065

In response to your March 8, 2021 review comment #3 "Please provide a narrative statement that requests and explains the justification for modifications of the applicable zoning district regulations (parking reduction & density)" and #5 "Buildings must be setback from a lot line a minimum of 10'. Building B1-1 appears to have a 0' setback from the property line on the south side of the building. Please update the plat boundaries to meet the UDO required setback. If you wish to seek a modification for this please provide a written request and justification for such." we offer the following:

Parking reduction request from 500 to 475 (5%): Most apartment developers across the area and within the City of Lee's Summit have found that the parking needs have been reduced in recent years with the addition of ride share and other trends. Many new projects have been constructed using a parking rate as low as 1.5 spaces per unit. Specifically in Lee's Summit the provision for 0.5 guest parking spaces per unit may be excessive and find that those extra spaces remain empty causing additional pavement, creating more runoff and reducing green space. The developer of Summit Point Phase II is also the owner of Summit Point Apartments and they have found this to be the case. Attached are photos of the site taken on Friday March 12 at 4:00 pm and Saturday March 13 at 10:00 am. At this time, occupancy for the apartments is at or near 100%. As you can see, the parking stalls north and east of the existing clubhouse (58 spaces) remain largely unused and the remainder of the spaces located neared the buildings are only 75% occupied. Per the Owner, this is typical for the apartment complex.

Density Increase request from 12 unit/acre to 17.48 units/acre: In response to a national and regional trend toward more dense housing developoments in suburban areas, we are requesting an increase in density for the project from the maximum of 12 units per acre to 17.48 units per acre. The need exists in the area based on applications and inquiries to the current development. The increase in density allows for better amenities for the tenants. The tenants prefer a more active environment. Open space and active space still exceed the City's requirements.

Interior Setback from 10' to 0' for 1 building: This will be 1 apartment complex on 2 lots. The lots are currently owned by different entity names, but they both have the same parent company and management company. The new apartments will be on 2 current parcels that will be platted into 1 lot. The only reason the lots are not to be combined now is for funding reasons.

Sincerely,
Cook, Flatt, & Strobel Engineers, P.A.



Lance W. Scott, PE
Vice President



Photos from March 12, 2021 4:00 pm



Photos from March 13, 2021 10:00 am