



# MEMO

|                                     |                |
|-------------------------------------|----------------|
| <input type="checkbox"/>            | Overnight      |
| <input type="checkbox"/>            | Regular Mail   |
| <input type="checkbox"/>            | Hand Delivery  |
| <input checked="" type="checkbox"/> | Other: courier |

|                   |  |
|-------------------|--|
| <b>TO:</b>        | Jennifer Thompson, Planner                             |
| <b>FROM:</b>      | Chris Holmquist  |
| <b>RE:</b>        | Aria & Summit Village North – UDO Application Criteria |
| <b>DATE:</b>      | April 2, 2019  |
| <b>PROJECT #:</b> | 019-0012   |
| <b>PHASE:</b>     | 200  |
| <b>TASK:</b>      | 200201   |

**NOTE:**

This Memo shall serve as the responses to Planning Review comments #2 for Aria Rezoning & Preliminary Development Plan and Summit Village North Rezoning with Conceptual Plan.

From Lee’s Summit UDO Article 2, Section 2.260.B-C: **(responses in bold)**

Criteria for considering rezoning applications. In considering any application for rezoning, the Commission and the Governing Body may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The Commission and Governing Body may also consider other factors that may be relevant to a particular application.

1. The character of the neighborhood.  
**The surrounding neighborhood consists of either undeveloped land or large-lot single-family homes. No development exists in a vacuum, but the proposed projects do not have an existing aesthetic or design style to emulate.**
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.  
**As outlined on Sheet C3.0, surrounding land use and zoning consists of mainly undeveloped property in district AG.**
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.  
**Extensive design considerations and studies have been undertaken in the submittal of the project with the goal of positively impacting community infrastructure and networks.**
4. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

**The property is currently zoned AG which only permits residential of the single-family variety. Proposed zoning is RP-4 which is the best fit for the proposed apartment product in this location.**

5. The length of time, if any, the property has remained vacant as zoned.  
**A full history of the property is not available, but no previous developments or plats have been found.**
6. The extent to which the proposed use will negatively affect the aesthetics of the property and neighboring property.  
**It is our opinion that the proposed use will positively enhance the aesthetics of the area by improving unimproved land to high-quality residential buildings with amenities and landscaping.**
7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.  
**The appropriate precautions have and will be taken in the design and construction of the proposed development to ensure that surrounding properties are accommodated. Again, it is our opinion that the development will be an asset to the neighborhood and community.**
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 street network's viability is taken into consideration by the recommendations of the Traffic Impact Study submitted with the plans.**
9. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.  
**Stormwater runoff and pollution will be mitigated by the proposed offsite sediment forebay near Unity Lake Number Two. Air pollution, noise pollution, and other environmental harms are not anticipated to be presented as a result of the proposed development.**
10. The extent to which the proposed use will negatively affect the values of the property or neighboring properties.  
**Neighboring properties' value should not be affected. The principal adjacent landowner is the Unity School of Christianity, which is also the proposed project's landowner.**
11. The extent to which there is a need for the use in the community.  
**Extensive research has been done indicating the need for multifamily housing in Lee's Summit.**
12. The economic impact of the proposed use on the community.  
**Economic impact is anticipated to be quite positive due to increases in sales and property tax revenue as well as increased business within the community.**
13. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this chapter.  
**Applicable requirements shall be met. Please see the memo regarding modifications for greater detail on exceptions.**
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.  
**To the best of our knowledge, public facilities and services are adequate or, per plans, will be supplemented to become adequate.**



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.  
**No change in public health, safety and welfare is anticipated due to the approval of the application. Hardship imposed on the landowner as a result of denial will be significant loss of economic potential.**
16. The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvements Plan, and other adopted planning policies.  
**To the best of our knowledge the proposed use is conformant to planning policies and plans.**
17. The recommendation of professional staff.  
**The project has the support of professional Engineers, Architects, and Landscape Architects.**
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.  
**Multi-family residential dwellings are permitted by right in the RP-4 district.**

C. Criteria for considering preliminary development plan applications. The Commission and Governing Body shall use the applicable zoning district regulations as a guide for review of the preliminary development plan. If the Commission and/or Governing Body imposes conditions or restrictions on a preliminary development plan, it may designate specific requirements that must be met before an applicant may submit a final development plan application. The Governing Body, in establishing conditions of approval, may require the applicant to execute a "development agreement" that is acceptable to both the applicant and the City. Such "development agreement" shall become part and parcel to the ordinance approving the rezoning of the property for which the development plan represents. In considering any preliminary development plan application, the Commission and the Governing Body may give consideration to the criteria stated in Subsection A. above and may also consider the following criteria:

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected;  
**No change in public health, safety and welfare is anticipated due to the approval of the application.**
2. Development will not impede the normal and orderly development and improvement of the surrounding property; and  
**The proposed development is not anticipated to negatively affect that of surrounding properties.**
3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.  
**Ingress and egress location and design has been studied in the Traffic Impact Study. Internal circulation consists of private drives and parking lots which should not promote congestion.**