

BLUE PARKWAY MIXED USE
MODIFICATION REQUESTS

RP-1

- a. Density modification: from 4du/ac to 6.26 du/ac
- b. Min lot size from 6,600 sf to 4,000 sf
- c. Min lot width: from 60 ft to 40 ft.
- d. Move the location for the buffer fence to be off the property line due to an existing utility easement

This request for zoning would have been appropriate with modifications under R1 or R2. These homes will share a rear lot line with other Single-Family homes. After many discussions, the feedback received from neighbors was that Single Family homes were preferred to attached, more units/acre housing options. The Comprehensive Plan calls for R2 which is 8 units/acre. As opposed to building 2 or 4 unit attached homes, we've split to detached homes on narrower lot lines. The size of the homes is similar or slightly larger in size than those found in a typical attached two-family dwelling unit. To appease the neighbors, this is a significant reduction to the density from R2. Additionally, there is a great demand for single family homes, and Lee's Summit has little to no housing options available in this housing type.

In order to address the neighbors' requests for Single Family homes as opposed to attached homes, and for this housing product to be financially feasible for development, the Single Family lots need to be of a certain size that can only be accomplished with the requested deviation.

RP-4

- a. Density modification: from 12du/ac to 13.12 du/ac
- b. Building Height: from 4 stories to 4 stories on front and 5 stories on walkout side.

In order to situate all the buildings around the water feature, establish the optimal visual angles from driving views, and create more greenspace at the site we have configured the building with part of the building having a 5th story on the walkout side. The building step down front to back due to the site topography so height modification is requested. Based on market competition and similar projects in the area, a higher density is needed for economic viability. The overall project density is well below the densities that could be possible with the land uses shown on the City comprehensive plan.

All zoning districts- Landscaping

- a. Reduce the caliper of the shade trees from 3 inches to 2.5 inches for the buffer screening area.
- b. Reduce the height of the evergreen trees from 8 feet to 6 feet.
- c. Reduce the caliper of the ornamental trees from 3" to 2"

This modification is being requested because smaller trees transplant easier, have less transplant shock, grow quicker than larger trees and there is a larger range of species and better quality trees available for use.