

Douglas Station Apartments

Density Modification Request

Douglas Station Apartments is a proposed 160-unit multi-family development on 6.33 acres in Lee's Summit, MO. The development is proposed at 25.3 units per acre.

The Preliminary Development Plan (PDP) application requests rezoning the subject property to Planned Apartment Residential District (RP-4). As stated in the Unified Development Ordinance (UDO), RP-4 zoning allows density up to 12 units per acre.

Through the PDP process, City Council occasionally approves requests for modifications to the RP-4 maximum density.

The subject property for Douglas Station Apartments is in an established yet growing area of Lee's Summit. The property is in close proximity to numerous desirable amenities, service providers, educational opportunities, employers, etc. While on an ideal site for the proposed multi-family development, Douglas Station Apartment is proposed in an area currently more concentrated with commercial and non-residential uses. The mixed-use nature of the area surrounding the subject property make it ideally suited for multi-family development at a density greater than 12 units per acre.

The Applicant is requesting the PDP be approved at a proposed density of 25.3 units per acre.