

Douglas and Tudor Apartments Rezoning from PO to RP-4 & Preliminary Development Plan

PL2022-243

September 22, 2022



LEE'S SUMMIT
MISSOURI

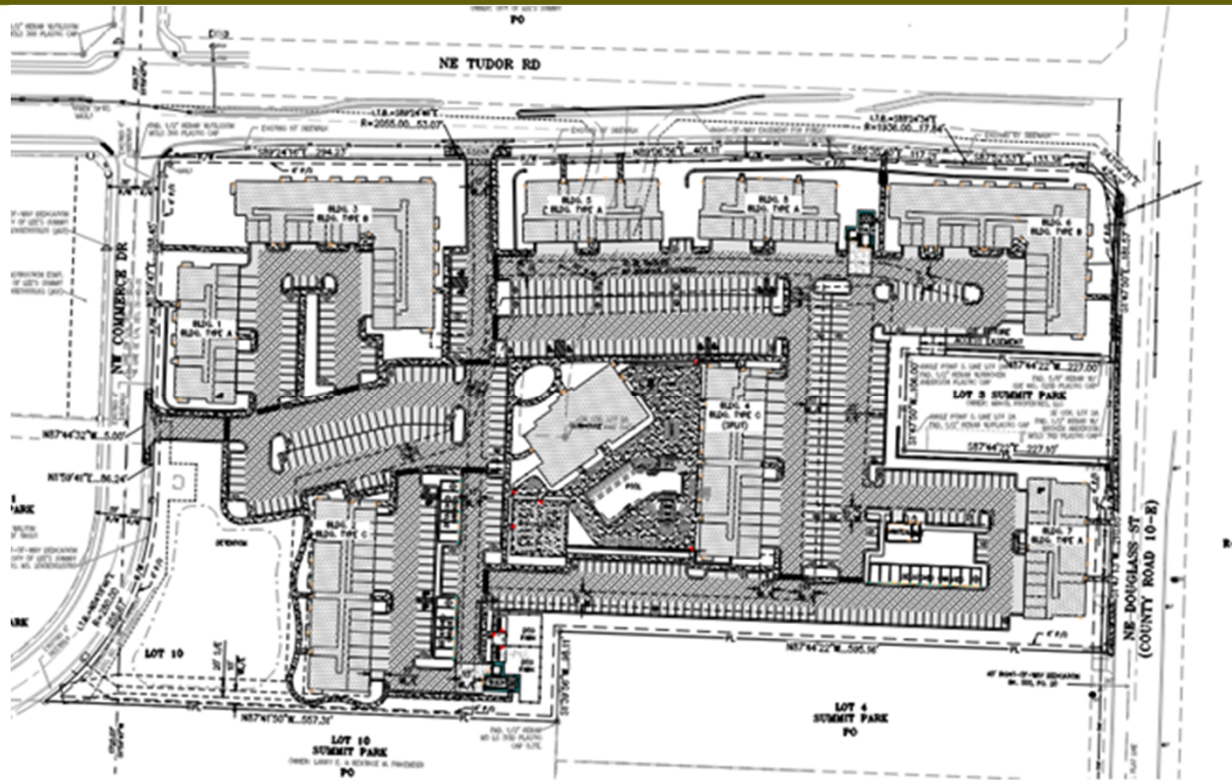


Yours Truly



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Aerial/Zoning Map



- 13.03 acres
- 1 lot
- 358 units
- 27.47 unit/acre
- Parking
 - 622 (proposed)
 - 715 (required)
- 13 total buildings

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Project Information



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Elevations



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Elevations



3 ELEVATION
APARTMENT BUILDING
Scale: 1/8" = 1'-0"

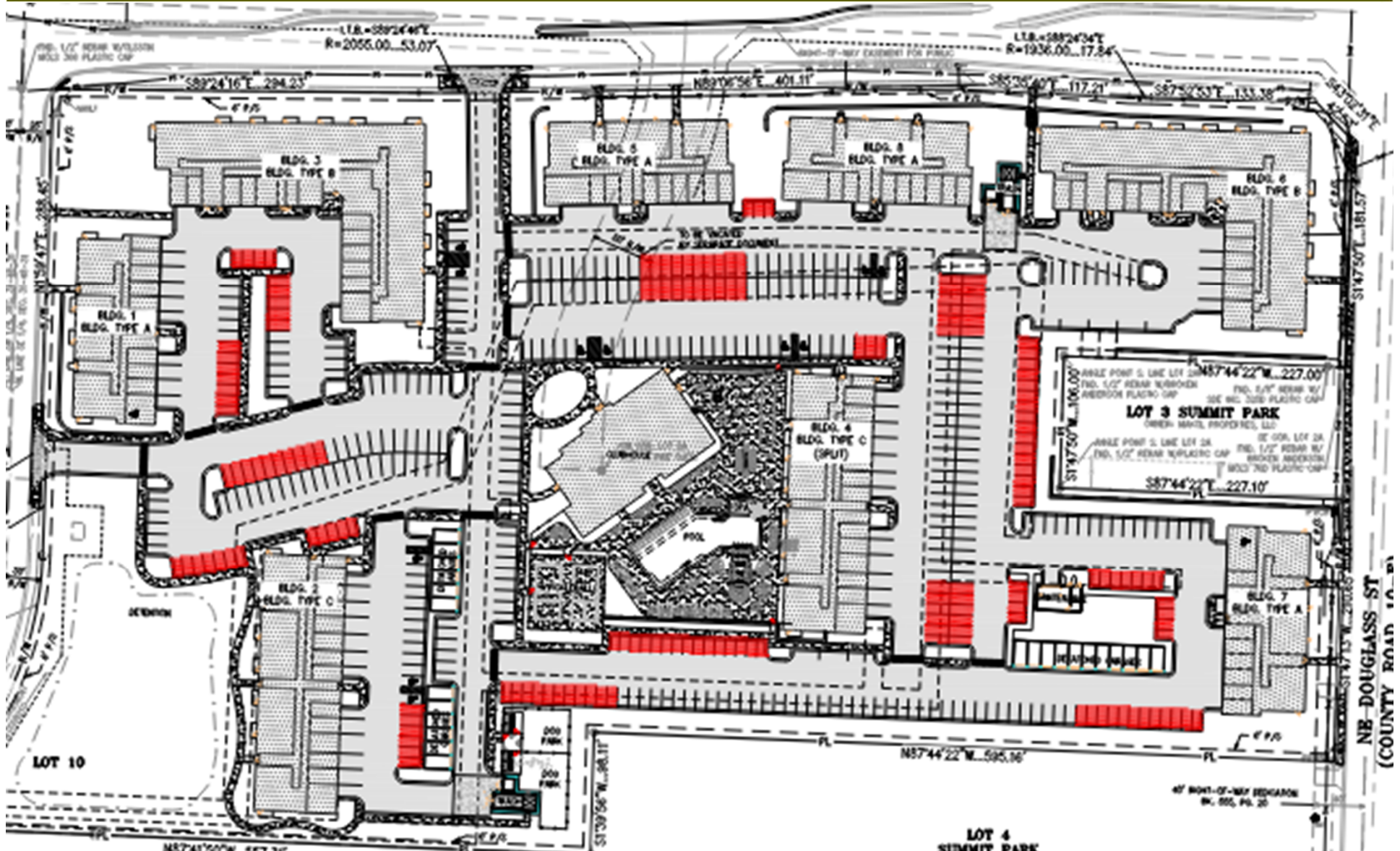


2 ELEVATION
APARTMENT BUILDING
Scale: 1/8" = 1'-0"



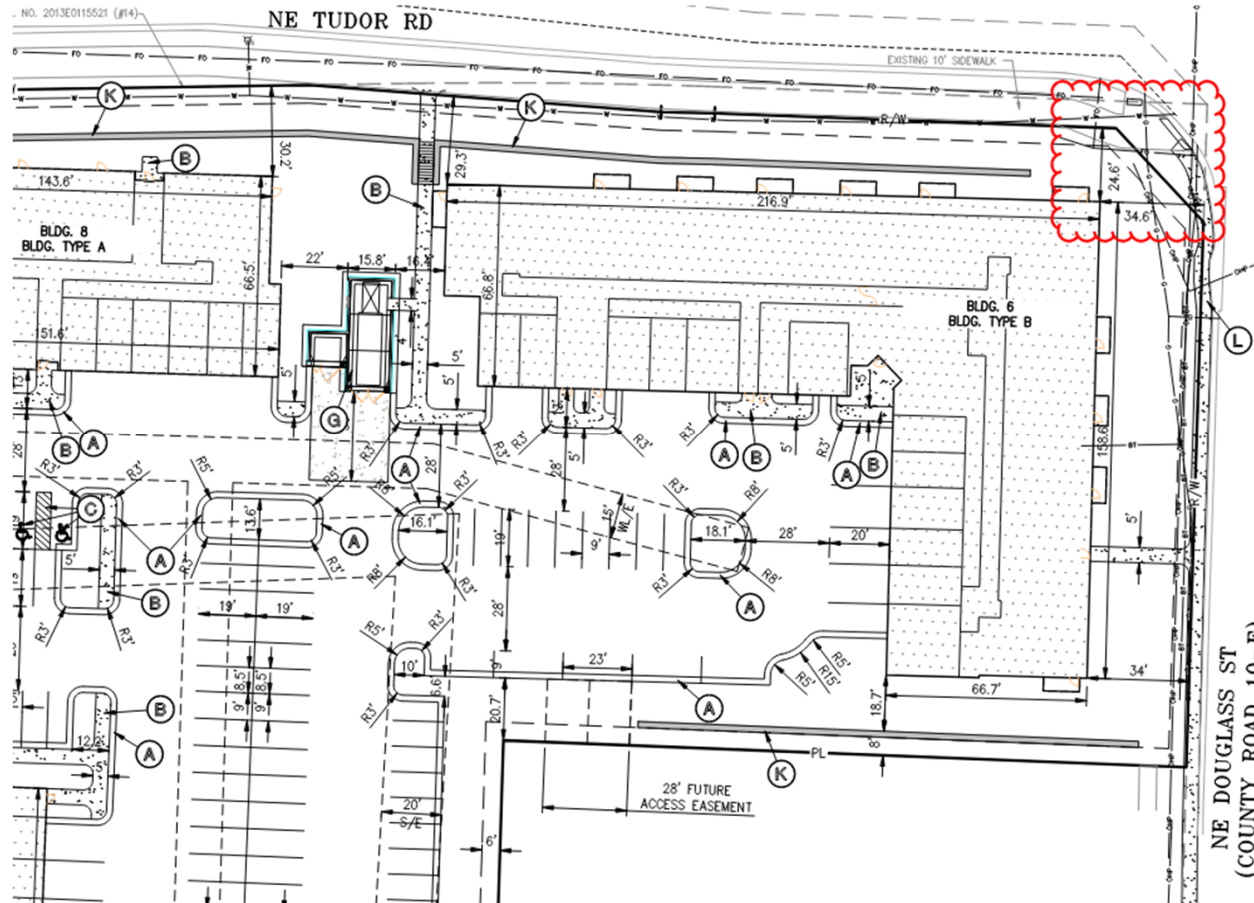
1 ELEVATION
CLUBHOUSE
Scale: 3/8" = 1'-0"

MATERIAL LEGEND	
	BRICK LIGHT FINISH
	BRICK DARK FINISH
	FIBER CEMENT SIDING GRAY
	FIBER CEMENT SIDING WHITE
	FIBER CEMENT SIDING CHARCOAL



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Requested Modifications



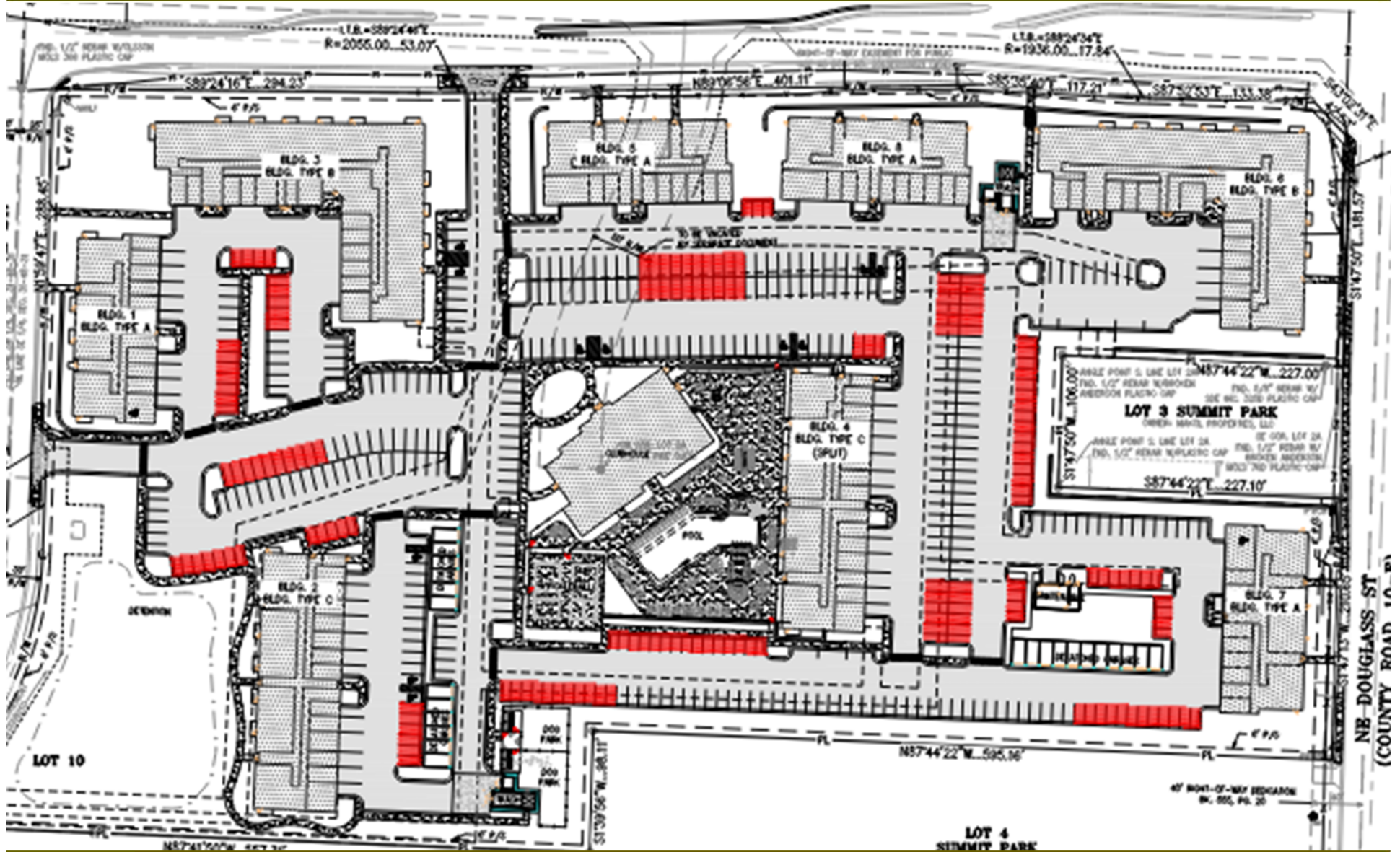
- Required – 50' building setback from major streets
- Proposed – 24.6' building setback from major streets

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Requested Modifications

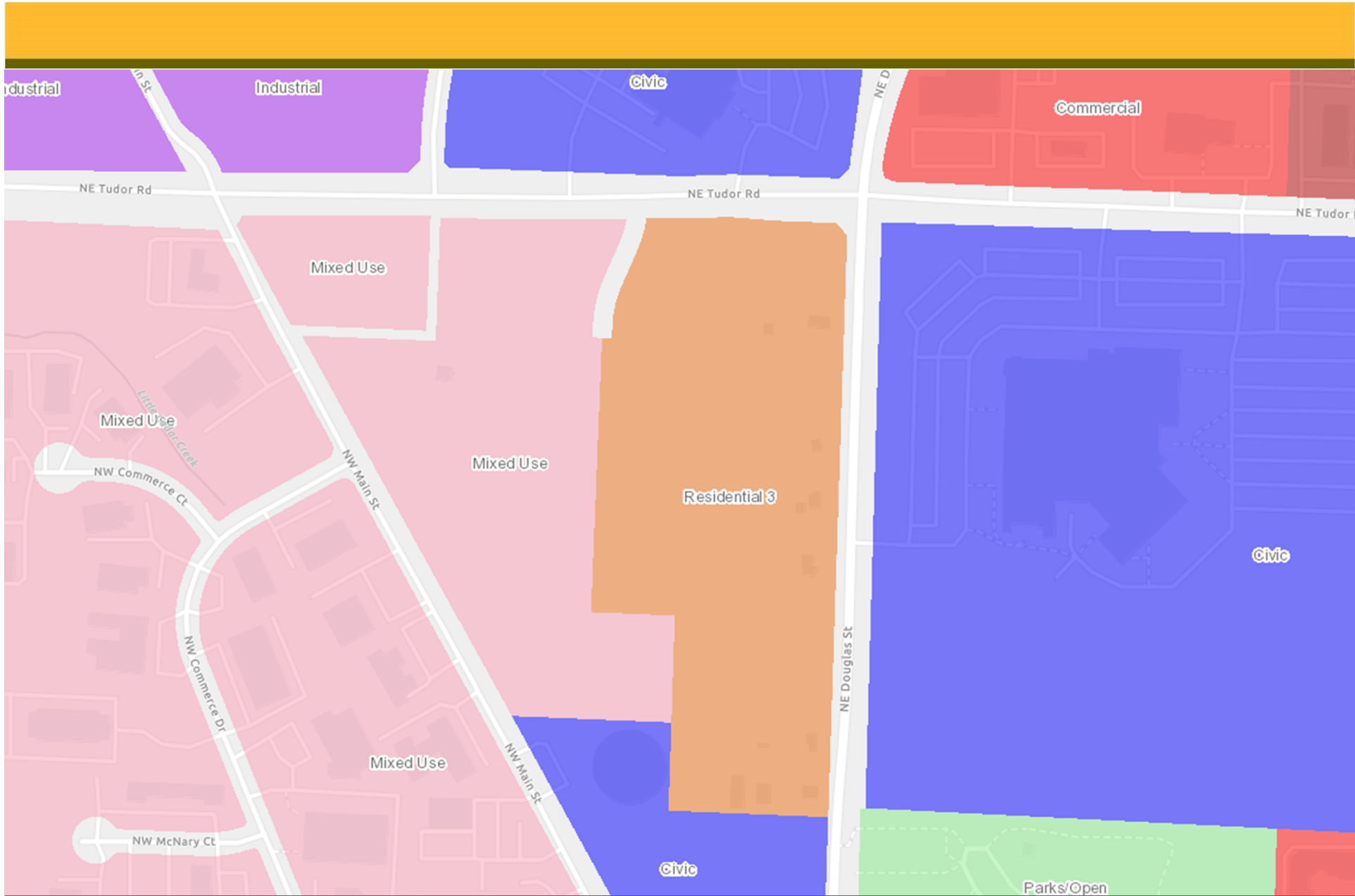
Density and Minimum Lot Size. Modifications requested. Staff supports the requested modifications.

- Required – 12 dwelling units per acre maximum in the RP-4 district; and minimum 3,500 sq. ft. lot size per dwelling unit
- Proposed – 27.47 dwelling units per acre; and 1,585.38 sq. ft. lot size per dwelling unit



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Alternate Parking Plan



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Staff Analysis

1. A modification of UDO Sec. 8.620 shall be granted to allow 168 parking stalls to have a minimum width of 8' 6" instead of 9'.
2. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 27.47 units per acre for the RP-4 district instead of 12 units to the acre.
3. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,585.38 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
4. Development shall be in accordance with the preliminary development plan, dated August 9, 2022
5. Development shall be in accordance with the Transportation Impact Analysis, prepared by Brad Cooley, dated September 15, 2022.