

LS Memorandum

City of Lee's Summit

To: [Planning Commission]
From: [Development Services Department]
C: [File]
Date: [October 21, 2021]

[**Appl. #PL2021-262–Rezoning and Preliminary Development Plan – Douglas Station Apartments, 1141 NW Sloan St, 3 NE Sycamore St; Cave State Development, applicant**]

[In addition to the material presented to the Planning Commission on September 9, 2021, the supplemental information below is added to the record.]

A rezoning and preliminary development plan application were presented to the Planning Commission on September 9, 2021. The Planning Commission raised a couple of concerns and continued the public hearing in order to allow the applicant to address them. Below is a list of the concerns raised. Changes/responses to the concerns are shown in italics. Please see the attached item in the packet containing an updated preliminary development plan and the Planning Commission Minutes from September 9, 2021.

Planning Commission Concerns:

- Number of Units
 - *The applicant has reduced the number of units from 160 to 148. Reducing the units per acre to 23.38 compared to the 25.3 that was originally proposed.*
- Parking
 - *The applicant has kept the 252 stalls to serve the reduced number of dwelling units (148), which calculates as 1.7 stalls per dwelling unit. The proposed parking supply ratio aligns with the 1.7 parking supply ratio per dwelling unit for mid-rise multi-family housing under the ITE Parking Generation Manual.*
- Amenities
 - *The applicant has since added a dog park. Now the apartment will have a dog park, playground, gazebo, and community center.*

Conditions of Approval

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1. A modification shall be granted to the maximum allowable density of 12 units per acre in RP-4 district, to allow a density of 23.38 units per acre.
2. Development shall be in accordance with the preliminary development plan, consisting of 18 total pages:
 - Preliminary Development Plan, dated September 21, 2021
 - Preliminary Site Details, dated August 9, 2021
 - Preliminary Grading Plan, dated August 9, 2021
 - Preliminary Utility Plan, dated August 31, 2021
 - Lighting Plan, dated July 2, 2021
 - Photometric Plan, dated July 2, 2021
 - Landscape Plan, dated August 10, 2021
 - Floor Plans, dated August 10, 2021 - 7 pages
 - Architectural Elevations, dated September 1, 2021 - 4 pages
3. The future reconfiguration of the right of way at the intersection of NW Sloan St and NE Sycamore St shall require the subject development's southern entrance along NW Sloan St to become a right in/right out entrance, to be managed by the construction of a center median to prevent left-hand turns either from the public road or the entrance.