



# LEE'S SUMMIT MISSOURI

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## MEMO TO CITY COUNCIL:

Wednesday, September 12, 2018

Re: Application # PL2018-081– Preliminary Development Plan for “Kessler View”

To: City Council Members

This application was continued at the August 23, 2018, City Council meeting, per the applicant’s request, to a date certain of September 20, 2018 in order to address concerns raised at the July 24<sup>th</sup> and August 14<sup>th</sup> Planning Commission public hearings. The applicant’s team has submitted revised civil plan sheets removing the townhome development from this preliminary development plan. Please note that the extension of SW Curry Rd to SW Kessler Dr. remains on the plans, but will not be constructed until such time as the former townhome site is platted for development. At this time, the applicant is unsure of what will be developed on the former townhome site. A separate preliminary development plan shall be required for any proposed development on the former site of the townhomes. An amended Transportation Impact Analysis (TIA) and revised civil sheets are included in the staff packet. Staff has also amended the recommended conditions of approval, listed below based on the newly received information. The revised sheets and dates of receipt are listed below.

### Tuesday, September 11th

- Revised civil sheets omitting the townhome development

### **Recommendation**

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. Development shall be in accordance with the preliminary development plan (architectural sheets for commercial portion only) dated July 3 and July 24, 2018.
2. Development shall be in accordance with the preliminary development plan (civil sheets omitting the townhomes) dated September 12, 2018
3. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
4. Preliminary development plan approval under separate application shall be required for any development of the 4-acre area previously shown as a townhome development.
5. The SW Curry Road extension to SW Kessler Dr. shall be constructed at the time the surrounding 4-acre area is platted.



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6. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated July 18, 2018.
  7. Additional architectural detail shall be provided at the time of final development plan for Lot 1D, Building D, to break up the painted concrete.
  8. Additional architectural detail shall be provided at the time of final development plan for Lots 1A and 1B, to break up the amount of EIFS.