

# Chapel Ridge Apartments Rezoning & Preliminary Development Plan

PL2021-382

December 2, 2021



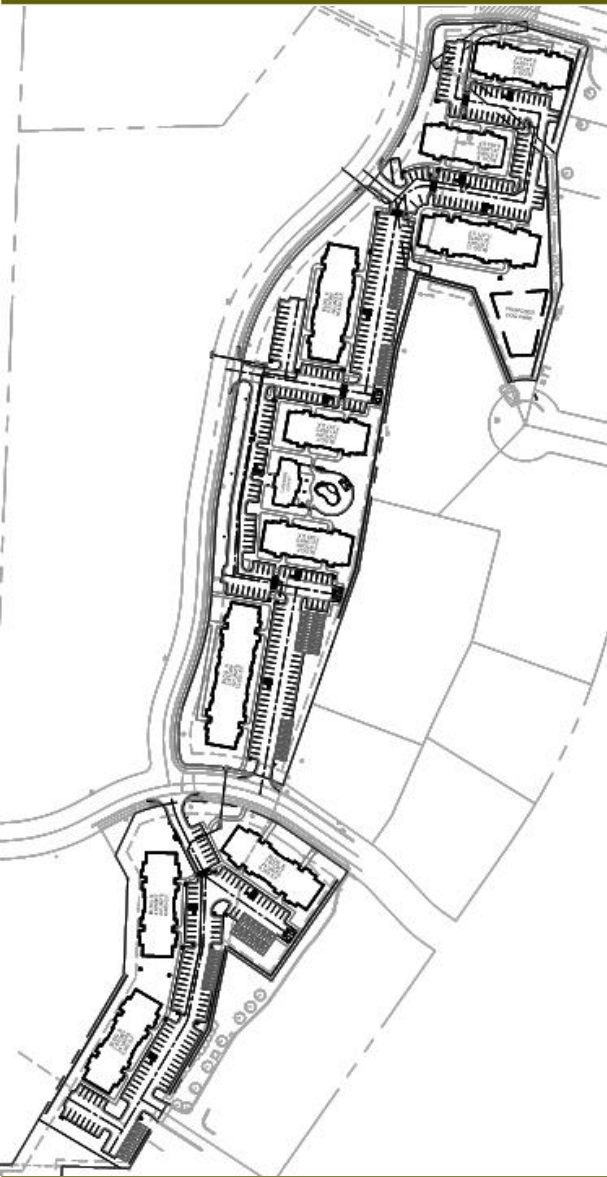
**LEE'S SUMMIT**  
MISSOURI

*Yours Truly*





# Aerial & Zoning Map



### Size of Property

- ±7.81 acres (Lot 1)
- ±4.15 acres, (Lot 2)
- **±11.96 acres total**

### Number of Lots

- 2 lots

### Number of Buildings

- 10 Apartment buildings
- 1 Clubhouse
- **11 Buildings total**

### Dwelling Units

- 84 – 1 Bedroom units
- 192 – 2 Bedroom units
- **276 – Total units**

### Density

- 23.1 units/acre

### Zoning

- CP-2 - current
- RP-4 - proposed



EXTERIOR ELEVATION  
CLUBHOUSE - LEFT ELEVATION

②



EXTERIOR ELEVATION  
CLUBHOUSE - FRONT ELEVATION

①

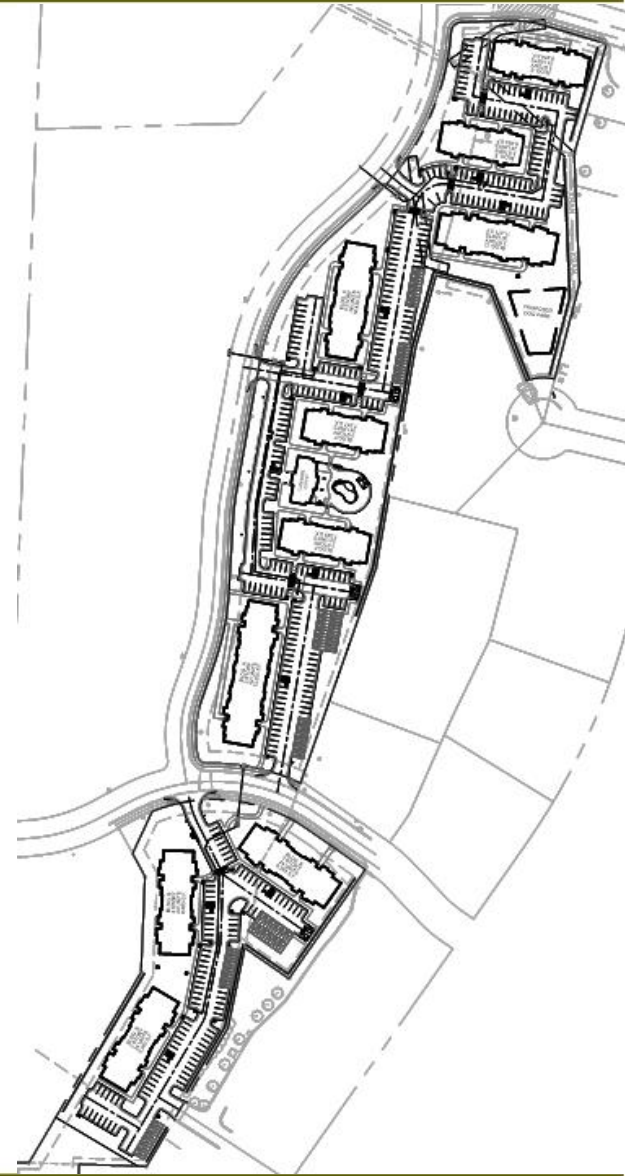


EXTERIOR ELEVATION  
BUILDING TYPE 'A' - FRONT & REAR ELEVATIONS

①

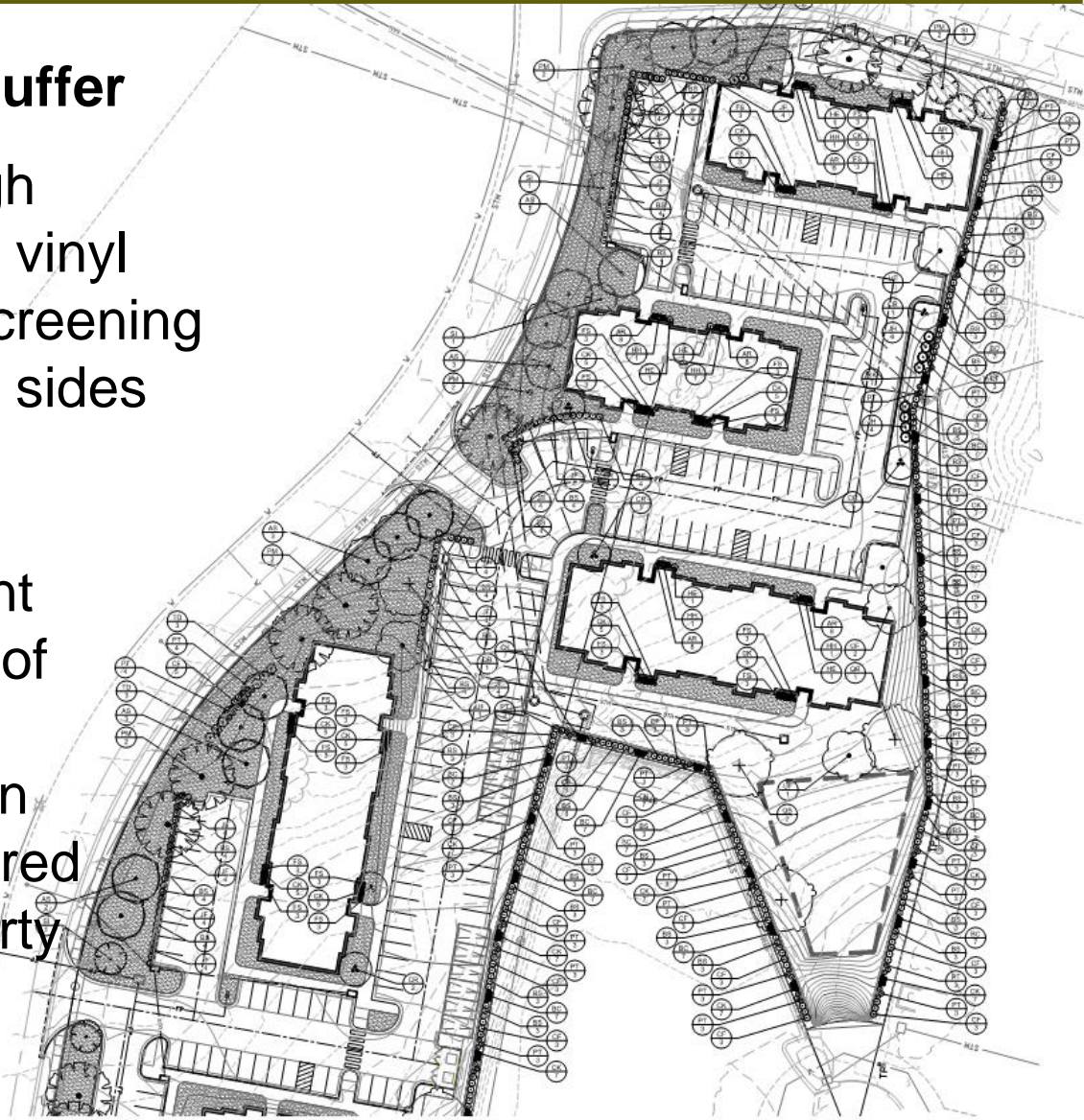
## Density and Minimum Lot Size

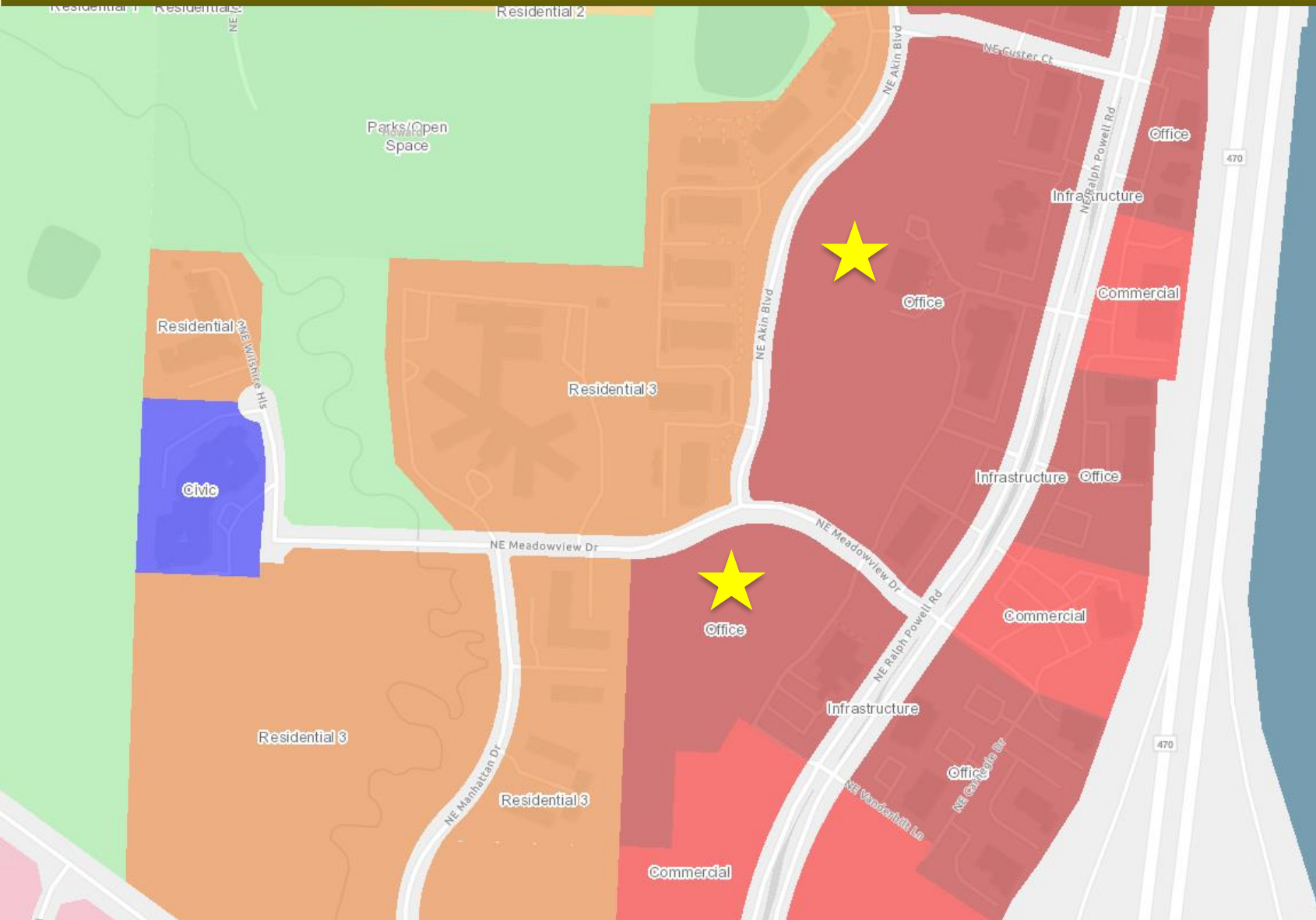
- **Required** – 12 dwelling units/acre maximum in the RP-4 district; and minimum 3,500 sq. ft. lot size/dwelling unit
- **Proposed** – 23.1 dwelling units/acre; and 1,887.6 sq. ft. lot size/dwelling unit



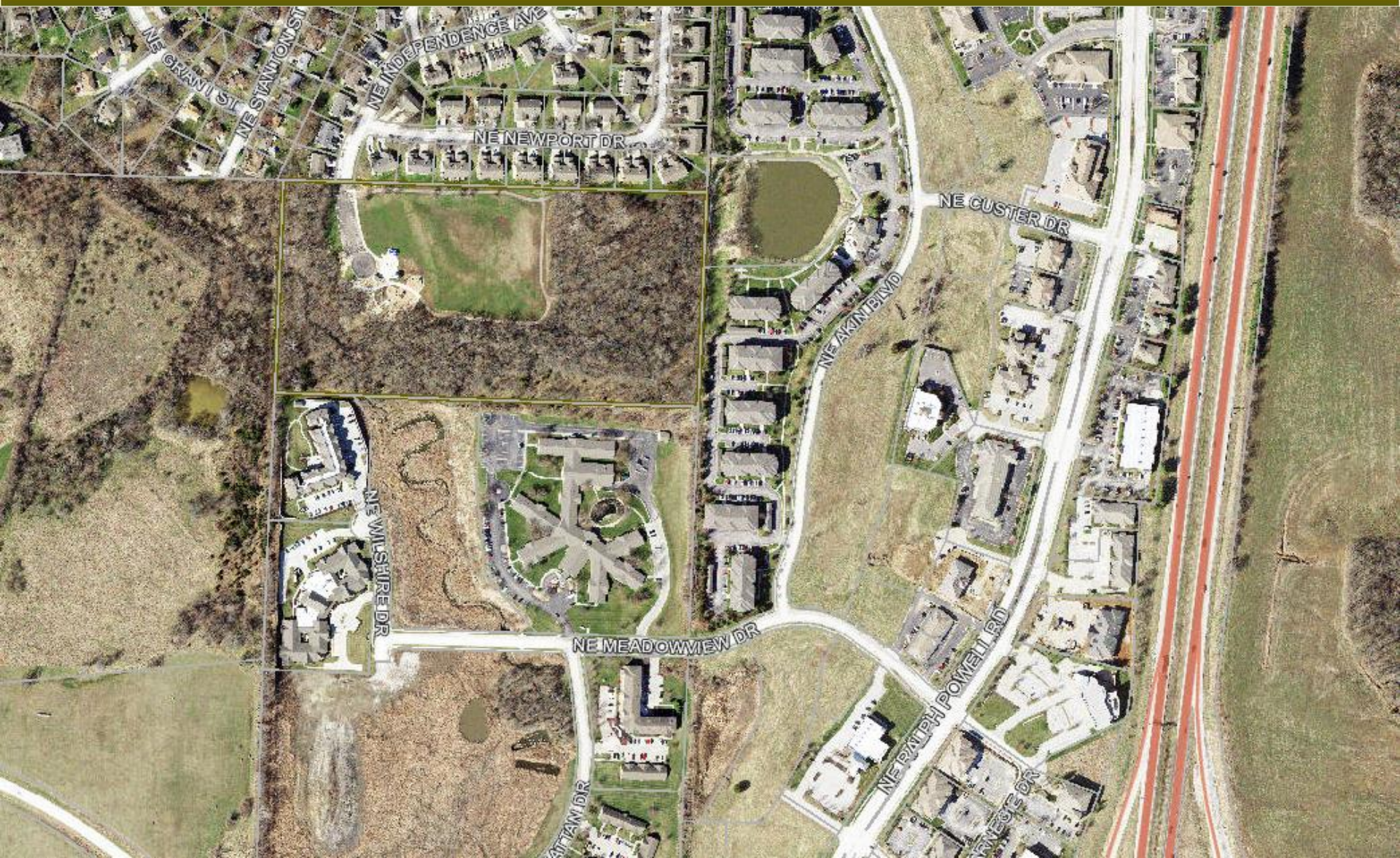
## High-impact Landscape Buffer

- **Required** – A six-foot high masonry wall or opaque vinyl fence and low impact screening shall be planted on both sides of the wall or the fence.
- **Proposed** – The applicant has requested approval of a landscaping plan that provides a natural screen buffer in lieu of the required 6' fence along the property line.





# Comprehensive Plan



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# Staff Analysis



1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 23.1 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,887.6 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A modification of UDO Sec. 8.750 shall be granted to remove the required 6' high masonry wall or opaque vinyl fence from the high impact landscape buffer, with the landscape buffers to be installed in accordance with the submitted landscape plans dated November 1, 2021.
4. All sidewalks shall be installed per the requirements of the UDO and Design and Construction Manual (DCM).
5. All trash enclosure gates shall be solid steel opaque gate painted to be compatible with the color of the masonry or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
6. Development shall be in accordance with the preliminary development plan dated November 1, 2021.
7. During the Final Development Plan phase of the project, the proposed individual public water meters, for the domestic water service for each unit, shall be shown in their general location within right of way or easement, in a location that is accessible to Water Utilities staff. If the applicant decides to utilize a master meter, it too will be required to be located within the right of way or easement. Sub-meters may be utilized after the master meter, at the developer's expense.
8. During the Final Development Plan phase of the project, show all the connections along the west side of Akin Blvd. Driveway spacing and alignment shall comply with the requirements of the UDO and Design and Construction Manual (DCM).