



# LEE'S SUMMIT MISSOURI

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## MEMO TO PLANNING COMMISSION:

Tuesday, July 24, 2018

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

To: Planning Commissioners

After finalization and distribution of the Planning Commission packet, inclusive of the staff report for the subject Kessler View project, the applicant’s team submitted revised and corrected plan sheets in response to Staff’s comments. Staff has amended the recommended conditions of approval based on the newly received information. The revised sheets and dates of receipt are listed below. The amended conditions of approval are on the following page.

### Friday, July 20<sup>th</sup> (after 5pm)

- Revised rear and side elevations of the townhomes
- Sheet A200: revised building elevations for the commercial buildings (clarified building materials)
- Sheet A201: revised building elevations for the commercial building on Lot 43 (clarified building materials)
- Sheet A-04: corrected sheet to show the office building and parking deck elevations. These are exactly the same as was previously approved under the preliminary development plan for “New Longview Commercial, Phase II”.

### Monday, July 23<sup>rd</sup>

- NLV Concept Plan: this reflects the most recent version previously shown in May of 2016

### Tuesday, July 24<sup>th</sup>

- Proposed Townhome Elevations (colored)
- Proposed Townhome Section and Side Elevations (color): shows modification request to adjust placement of the fencing associated with the high impact buffer
- Proposed Townhome Rear Elevation and High Impact Buffer Screen



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## M I S S O U R I

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

1. Development shall be in accordance with the preliminary development plan dated July 3, 2018.
2. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
3. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated July 18, 2018.
4. The rear and side elevations of all townhomes shall incorporate material changes, as shown on the front elevations submitted on July 24, 2018. The rear and side elevations shall incorporate landscaping, as shown on the submitted elevations dated July 24, 2018.
5. Additional architectural detail shall be provided at the time of final development plan for Lot 1D, Building D, to break up the painted concrete.
6. Additional architectural detail shall be provided at the time of final development plan for Building A and B, to break up the amount of EIFS.
7. A modification shall be granted to the design of the required 20 foot wide high impact landscape screen along the eastern property line, to allow a 6' vinyl fence to be placed on the western portion of the landscape buffer and all required landscaping material planted on the east side of the fence.
8. A medium landscape impact buffer shall be required between the day care and townhomes.