

LS Memorandum

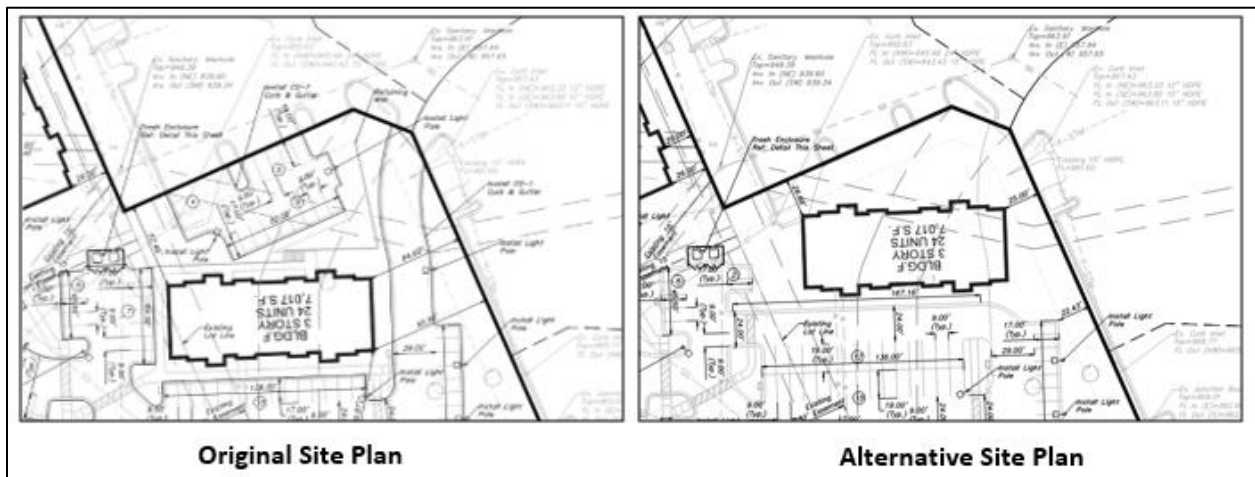
City of Lee's Summit

To: | Planning Commission |
From: | Development Services Department |
C: | File |
Date: | May 19, 2022 |

Appl. #PL2022-088 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments - Lot 19, 3501 NE Akin Blvd and 3520 NE Ralph Powell Rd; Engineering Solutions, LLC, applicant.

At the applicant's required neighborhood meeting, a concern was raised by an adjoining property owner regarding the maintenance and increased traffic volume on the shared driveway located in the northeastern corner of the subject property. Responding to this concern the applicant created an alternative site plan that would remove the northeastern vehicular connection.

Staff received the alternative site plan on May 11, 2022, with little opportunity to review the implications of the proposed changes prior to the public hearing at the Planning Commission's May 12, 2022, meeting. The subject application was continued until May 26, 2022, to allow staff an opportunity to analyze the proposed changes.



Memorandum

After further review, staff has determined that should the original site plan showing the vehicular connection be approved during this preliminary development plan process, the alternative site plan would not be a substantial deviation and could be administratively approved during the required final development plan approval process. Compliance with all UDO requirements may require modifications to the existing parking located on the adjacent site for the alternative site plan to be approved administratively.

Staff recommends approval of the subject application as originally presented. Employing this option gives the applicant ample time between the PDP and the FDP to coordinate with adjoining property owners to pursue a mutually beneficial solution for all involved parties. |