

Chapel Ridge Apartments



PL2021-385 –Easement Vacation; PL2021-384 – Comprehensive Plan Amendment; and
PL2021-382-Rezoning and Preliminary Development Plan

Lee's Summit Planning Commission – December 2, 2021



Project Location

721 NE Meadowview Dr
Lee's Summit, MO

Approximately 11.96 acres generally located east of NE Akin Boulevard, west of NE Ralph Powell Road, south of NE Custer Drive, and north of NE Strother Road.

Project Team

Andy Mackey, LLC



Applicant's Request

Applicant respectfully requests the City Planning Commission recommend approval of the following:

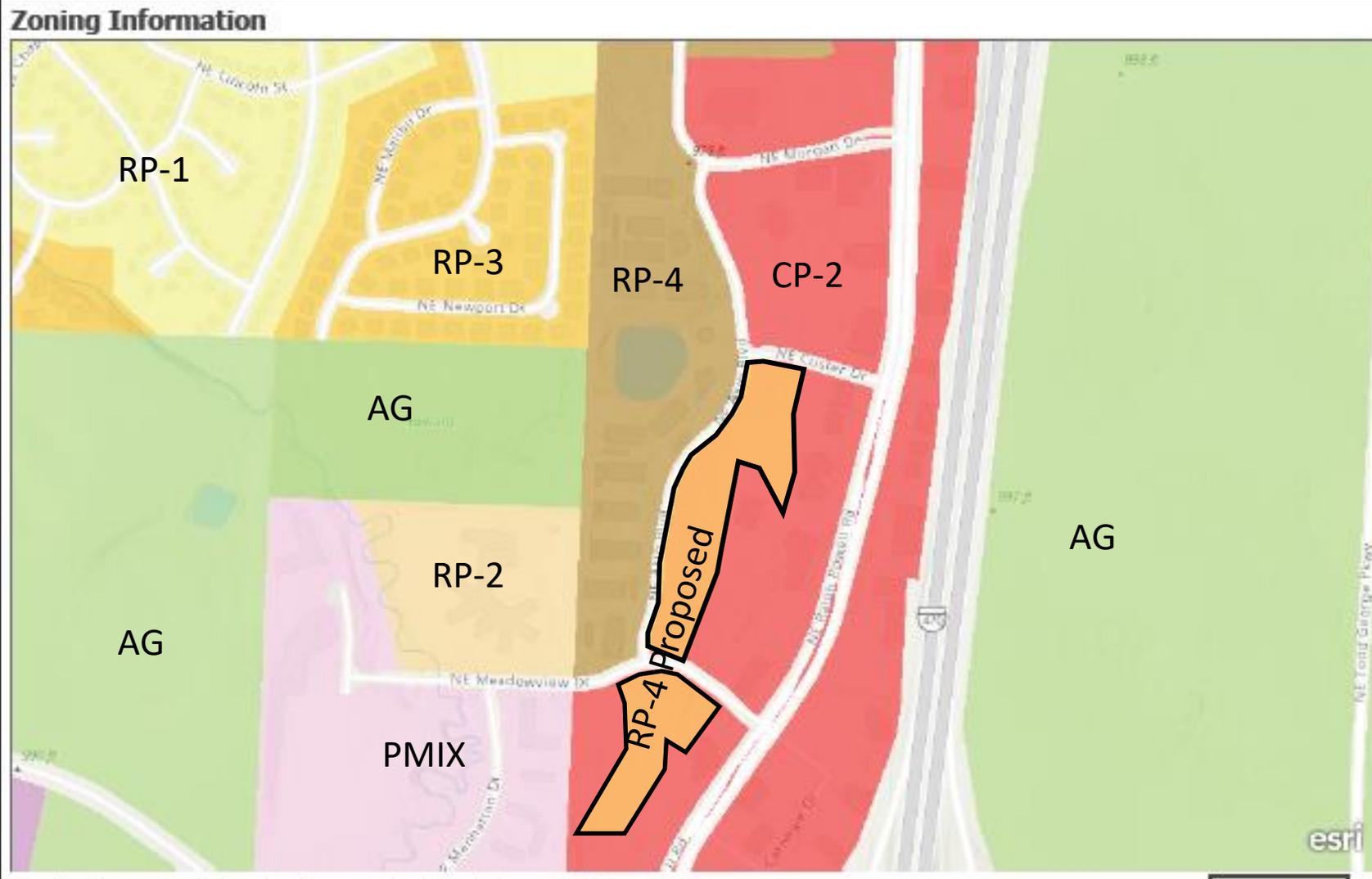
1. Amend Comprehensive Plan from Office to recommend Residential Category 3
2. Rezone from CP-2 to RP-4 and approve a Preliminary Development Plan
3. Vacation of various site utility easements

Project Summary



- 276 Residential Units
- 11.96 Acres
- Club House w / Pool
- Dog Park
- Fitness Center

Zoning Map



Current Zoning	CP-2
Proposed Zoning	RP-4
# of Units	276

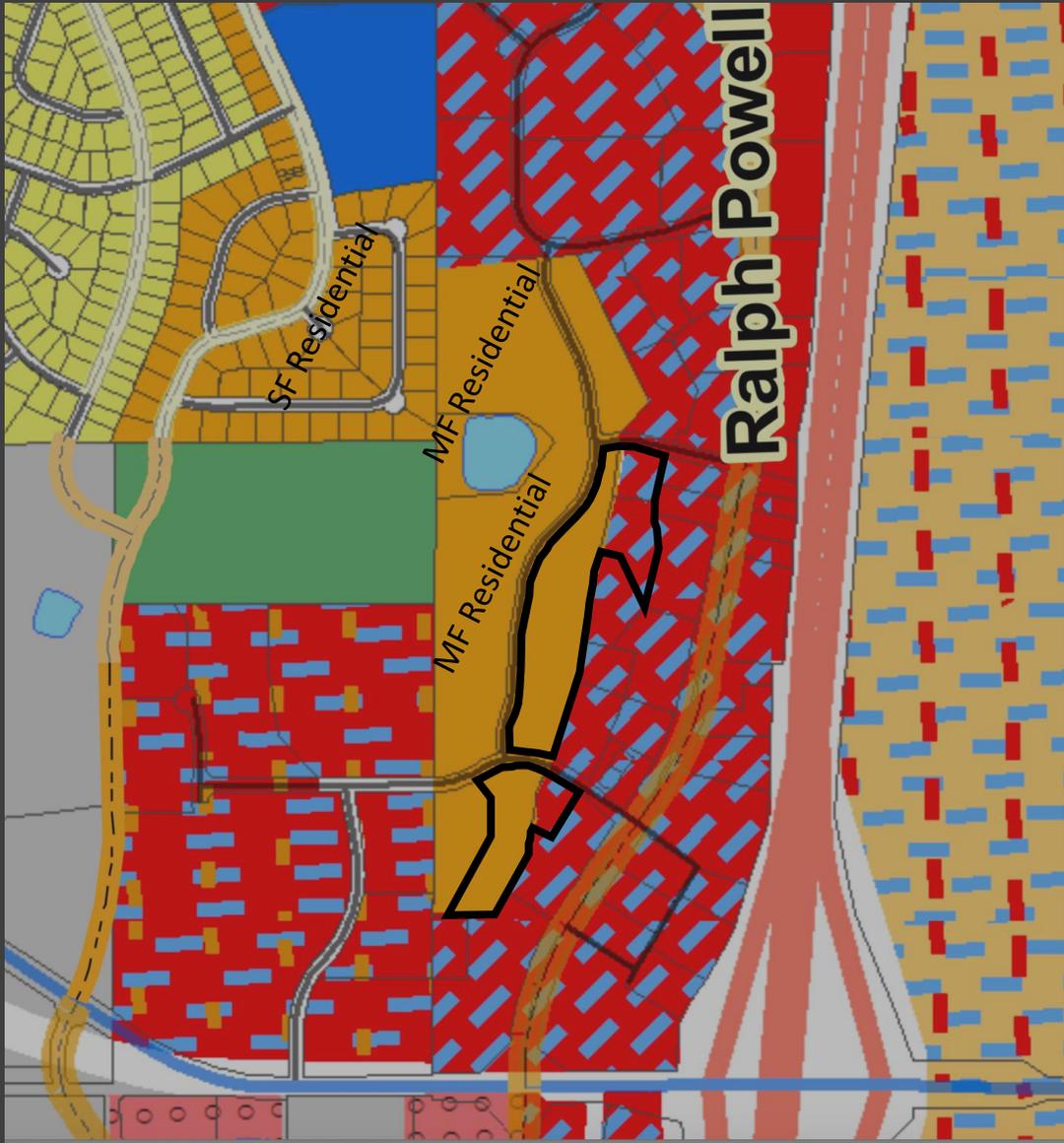
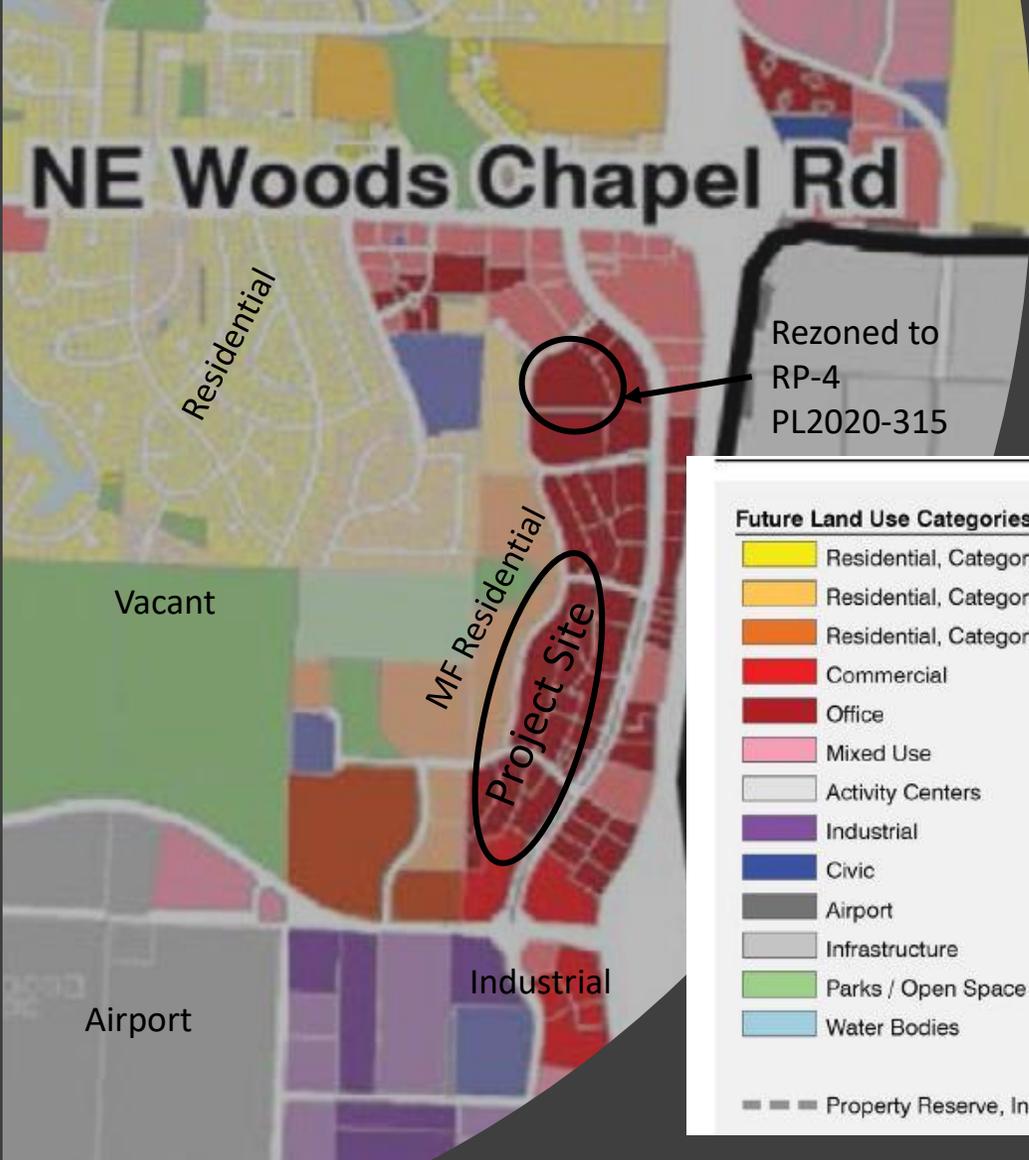
Setback for zoning districts:

	CP-2	RP-4
Front Yard	15	20
Rear Yard	20	20
Side Yard	10	10

Comprehensive Plan

2021 IGNITE COMP PLAN

2005 COMP PLAN



Available Commercial Areas

- Chapel Ridge 21.04 Acres Initial Plat Recorded July 30, 2002
- Strother Crossing 8.77 Acres Initial Plat Recorded September 24, 2015



Parking Overview



Parking Calculations

Required Parking
414 Parking Spaces

Provided Parking
444 Total Parking Spaces

40 Garage Parking Spaces
404 Parking Spaces

Not Shown: Carports

Modification Request

#1 RP-4 Maximum Density – 23.1 Units per Acre

- Section 6.030, Table 6-2 states allowable density is 12 Units Per Acre

#2 RP-4 Minimum Lot Size – 1,887.6 sf per unit

- Section 6.030, Table 6-2 states minimum lot size is 3,500 sf per unit

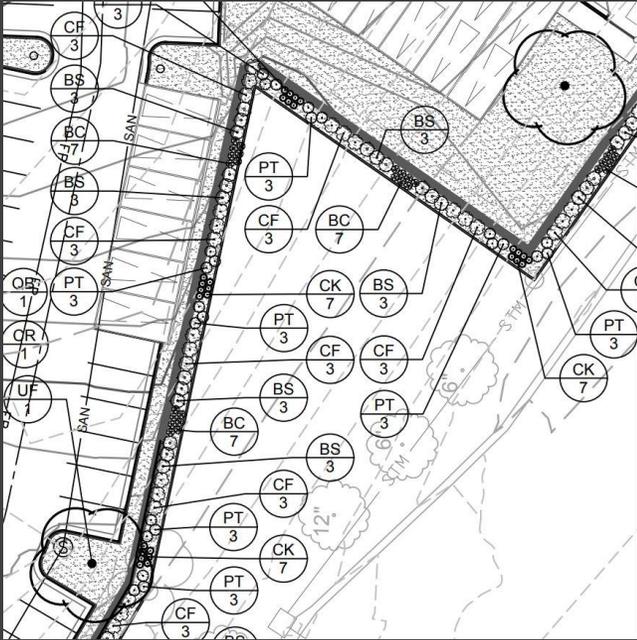
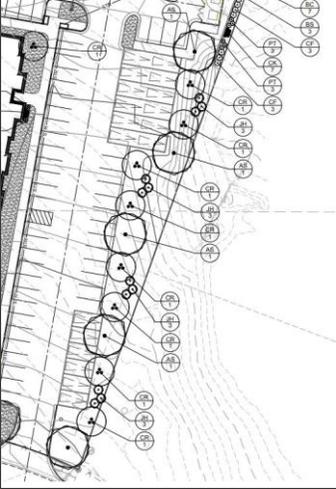
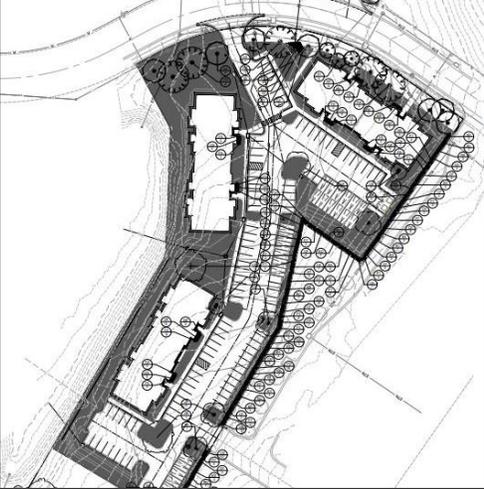
#3 Landscape Buffer

Requires an Opaque Fence with Low Impact Screen

Proposed to provide Medium Impact Screen and eliminate the fence

- **Sec. 8.870. - Buffer/screen; where required.**
A. Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890, Typical Buffers. The intensity of the required buffer/screen is established according to the intensity of the abutting uses, i.e., retail development adjacent to or across the street from a residential use or development requires a more intense buffer/screen than would retail adjacent to or across from office use, etc.

B. If a single-family subdivision is approved or built adjacent to a previously approved or built but separate single-family subdivision, and the difference in the average minimum lot size between the two subdivisions is 120 percent or more, the subsequently approved or built subdivision shall contain a buffer/screen along the periphery adjacent to the previously approved or built subdivision.





Elevations, Rental Rates, and Materials

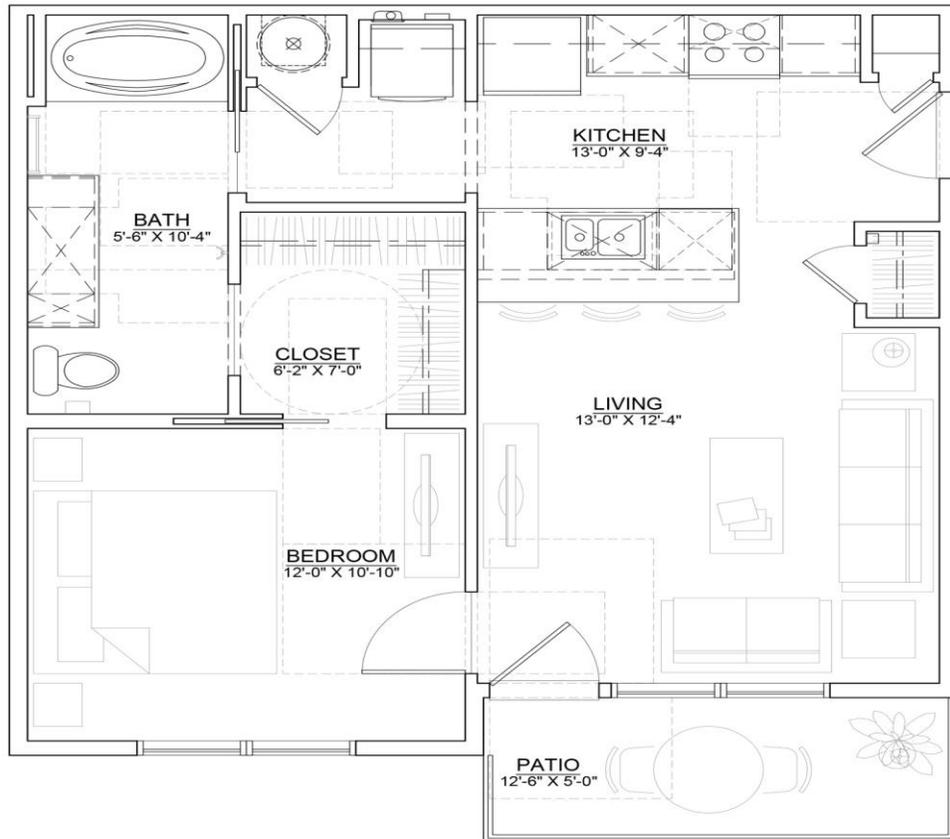


Bedroom Type	Size	# Units	Rental Rate
1 Bedroom	650 sf	84	\$1040
2 Bedroom	995 sf	144	\$1429
2 Bedroom + Den	1,145 sf	48	\$1450

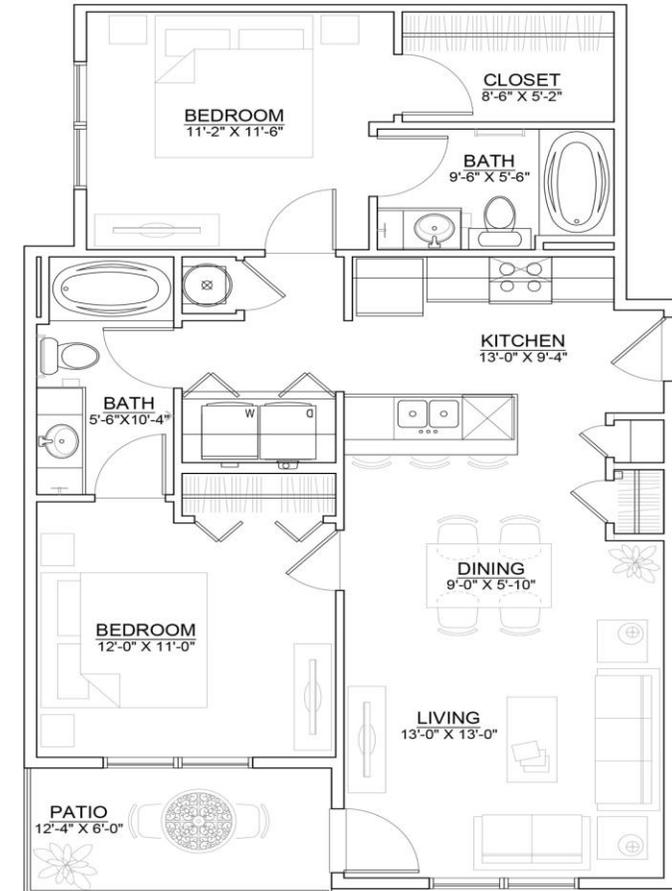
Building Materials: Lap Siding, Shingle Siding, Stucco and Stone, Metal Roof Accents, BB, Wood Look Accents

Floor Plans

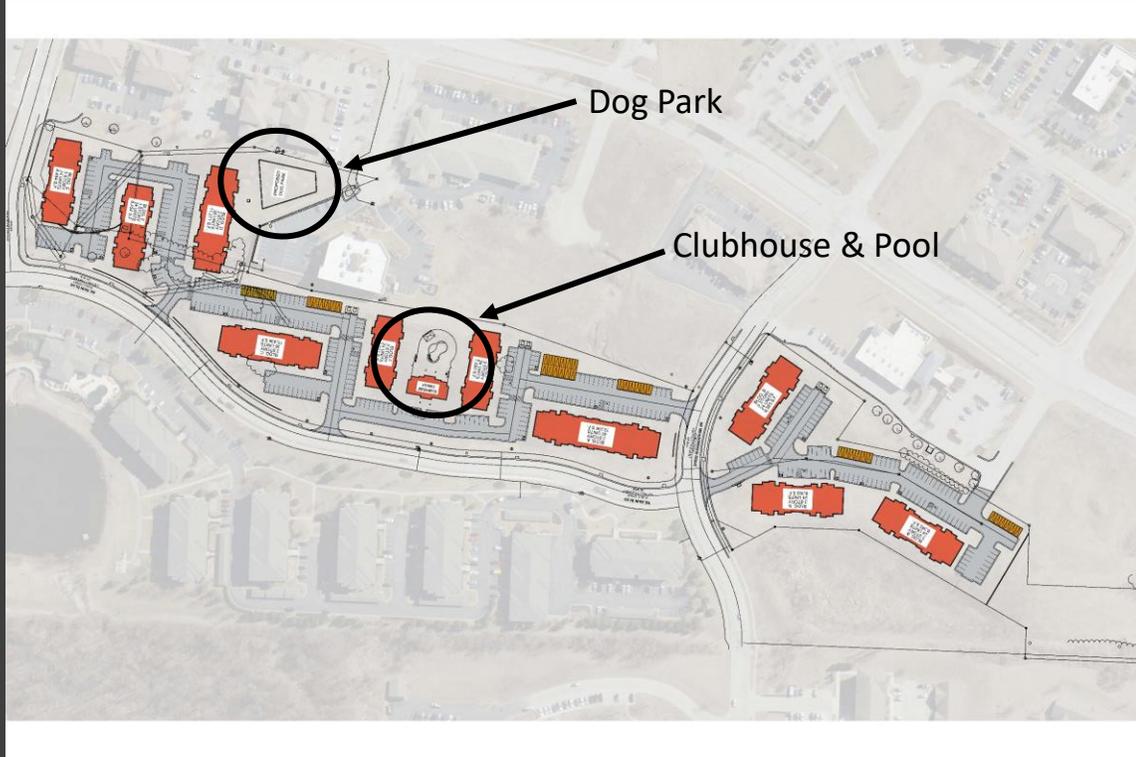
1 bedroom, 1 bath



2 bedroom, 2 bath



Amenities



Site Amenities

Pool, Clubhouse, Fitness Center, Work Station/Home Office, Dog Park

Community Meeting Summary: October 28th at TIFF and Jays

Attendees

Jim Young – Attendee #1

Larry Pribyl – Attendee #2

Comments

Would prefer an office buildings on the project site.

Concern about the value of his building.

Enjoys the greenspace

Community Meeting Summary: October 28th at TIFF and Jays

Attendee #2

Attendee #1

Proposed Office
PL2021-377
Start 2022

VACANT





Andy Mackey, LLC

Developer's Information

Current Project

- Skyline Townhomes - 128 Units in Riverside MO
- Brighton Crossing Apartments - 168 Units in KCMO
- Thrive At Creekside - 364 Units in Parkville, MO
- Sunset Plaza - 67 Units, Raymore MO
- Madison Apartments - 216 Units (Coming Summer 2022) KCMO

Past Project

- Tuscany Hill Townhomes
- Eagle Creek Townhomes
- Timber Trails Townhomes
- Remington Village
- Tequesta Village

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Applicant accepts and acknowledges staff's Conditions of Approval

Thank you

Questions?

Additional Slides

Parking Count

475 Total Spaces
415 Surface
60 Garage

