



July 29, 2022

Scott Ready  
Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063

RE: **Modification Request**  
**Ellis Glen – Commercial Rezoning with Preliminary Development Plan**

The applicant respectfully requests the following modifications for the Ellis Glen Commercial Rezoning with Preliminary Development Plans:

1. Landscape Buffer Requirements

**Design Standard:**

- Minimum buffer/screen requirements are covered in Section 8.890 in the Lee's Summit Unified Development Ordinance:

Sec. 8.890. - Minimum buffer/screen requirements.



A buffer/screen required by this chapter shall meet the following criteria:

A. Width of buffer.

1. Side lot line. Buffers required along any side lot line shall be no less than 20 feet or as approved by the Governing Body.
2. Rear lot line. Buffers required along any rear lot line shall be no less than 20 feet or as approved by the governing body.

B. Minimum required screening. Minimum required screening shall conform to Table 8.890 depending on the impact identified. Structural buffers (high impact screening) shall meet the height required when installed. Planted materials (trees and shrubs) shall meet the expected opacity within two growing seasons.

Landscaping buffers are required between developments of differing land uses adjoining one another. The north property is zoned RP-2 and will be required to install a 20' wide high impact buffer. The south property has a single lot requires the 20' wide high impact buffer.

**Modification Request Explanation:**

**- We request a modification from a 20' landscape buffer to 15' with retaining wall and landscaping. The site requires grading operations to create a level pad for the building structure and associated parking. To keep grades at an accessible level this will require a retaining wall. This wall will act as buffer between the north property and proposed improvements. A heavy evergreen tree and shrub landscaping buffer with ornamental tree accents has been provided. In combination with the required retaining wall, it is our intent to meet the spirit of the landscape buffer ordinance while utilizing only 15' of width. No privacy fence will be installed on the north property line. On the south property line we are installing a privacy fence along the entirety of the property and landscaping while also utilizing only 15' of width.**

## 2. Parking Setback from Residential property

### **Design Standard:**

- Parking lot design is covered in Section 8.620 in the Lee's Summit Unified Development Ordinance. Parking setback requirements can be found in Section B:

#### B. Parking setback.

1. All parking lots shall be set back a minimum 20 feet from any public right-of-way or private street edge of pavement.
2. Parking lots shall be set back a minimum 20 feet from any residential district or use.
3. Parking lots shall be set back a minimum six feet from the side and rear property line when not part of shared parking and/or cross access.

Parking lots shall be set back a minimum 20 feet from any residential use or district (RP-2 to the north & 104 SW 2nd St).

### **Modification Request Explanation:**

**- Due to grading challenges and site constraints, we request a modification from 20' to 15' be allowed. The site requires grading operations to create a level pad for the building structure and associated parking. We have heavily landscaped this setback and a retaining wall creates a further buffer between properties. This will be an access drive only with no parking allowed and parked cars will be difficult to see from the north. It is our intent to meet the spirit of the parking lot buffer while only utilizing 15'.**

## 3. Exterior Building Material.

### **Design Standard:**

- Exterior Building Materials are covered in Section 8.450 – Design standard – Transition area in the Lee's Summit Unified Development Ordinance. Section J Building Materials states:

#### J. Building materials.

1. Materials used shall be consistent with materials traditionally and historically used within the neighborhood, to maintain the character of the area. The following are primary permitted materials, which are required on facades facing a street:
  - a. Wood lap siding.
  - b. Wood.
  - c. Fiber cement siding (such as HardiePlank).
  - d. Brick.
  - e. Stone.
  - f. Traditional stucco, a cement and sand based material, or stucco brick.
2. Prohibited materials shall include:
  - a. Metal siding.
  - b. Exterior finish insulation systems (EFIS), a lightweight synthetic wall cladding that includes foam plastic insulation and thin synthetic coatings; except as a trim, accent, cornice or profile material.
  - c. Masonite.
  - d. Mirror glass which reflects more than 40 percent of incident visible light.
3. Other building materials may be permitted, but may be limited to the rear and sides of buildings, or to upper floors, or as a percentage of a façade, or only permitted as an incidental or accent material. These include:
  - a. Vinyl siding.
  - b. New, high quality materials.
  - c. Innovative or "green" materials, provided they appear similar in quality, texture, finish and dimension to permitted materials and which are recognized by an approved third party testing agency which meet or exceed the quality of the materials listed.
  - d. Notwithstanding the requirements of this subsection, owners of single and two-family residential dwellings occupied and used as a residential use shall be permitted to repair and replace vinyl siding on building facades.
4. Simple material finishes are encouraged.
5. Matte finishes are preferred.

### **Modification Request Explanation:**

**- Exterior materials are brick, cultured stone, store front windows, residential style windows, large and small format cementitious siding.**

4. Parking Count.

**Design Standard:**

- Vehicle parking is covered in Section 8.530 in the Lee’s Summit Unified Development Ordinance. Minimum Parking By Use can be found in Table 8-1:

Table 8-1  
MINIMUM PARKING BY USE

Use	Number of Parking Spaces	Required for Each
RESIDENTIAL		
Dwelling units above 1st floor commercial in the Downtown Core area	.5	Dwelling unit
COMMERCIAL		
Offices — General and professional (not medical, dental or veterinary)	4	1,000 sq. ft. of gfa
Offices — Medical or dental	5	1,000 sq. ft. of gfa

**Modification Request Explanation:**

**- Downtown core parking requirements allows for a .5/unit ratio. There are 26 units for a total of 13 stalls for the residential side. General parking requirements for office would allow 4/1,000s.f. Medical or dental requires 5/1,000s.f as well as retail at the same ratio. There is 7,899 s.f. of commercial space. At the 4 per 1,000s.f, 32 stalls would need to be provided. AT the 5 per 1,000s.f 40 stall would need to be provided. The worst case scenario would require a total of 53 parking stalls. The current site plan has a total of 48. There is also a public parking lot at 204 SW Market, that is within 300’-0” of the property.**

**There is also a good argument that at least half of the 13 stalls that are being provided for the living units would travel away from their residence for work. This would free up parking spaces for any 8:00-5:00 businesses that would occupy the commercial space. The same would be true for the living units after 5:00 when the office users leave for home. We request a modification for the 5 spaces that the current site plan is short of meeting the requirement.**

Respectfully submitted,



**Chandler Huttinger**

Associate

collins | webb ARCHITECTURE