

Main Orchard Preliminary Development Plan

PL2019-305

November 14, 2019



LEE'S SUMMIT
MISSOURI

Yours Truly

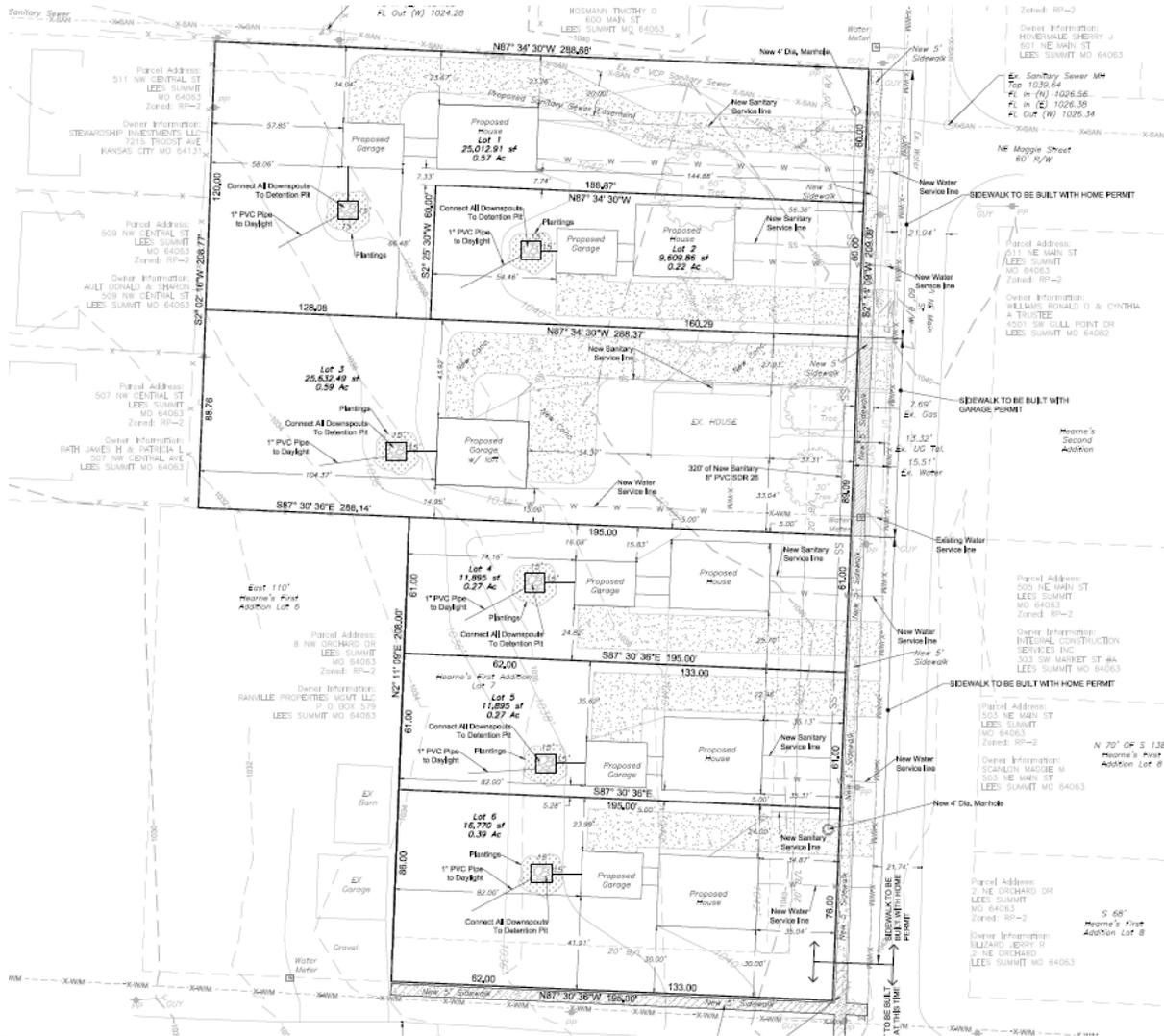


Aerial Map



Zoning Map





Site Plan



LS

Elevations



LS

Elevations



LS

Elevations



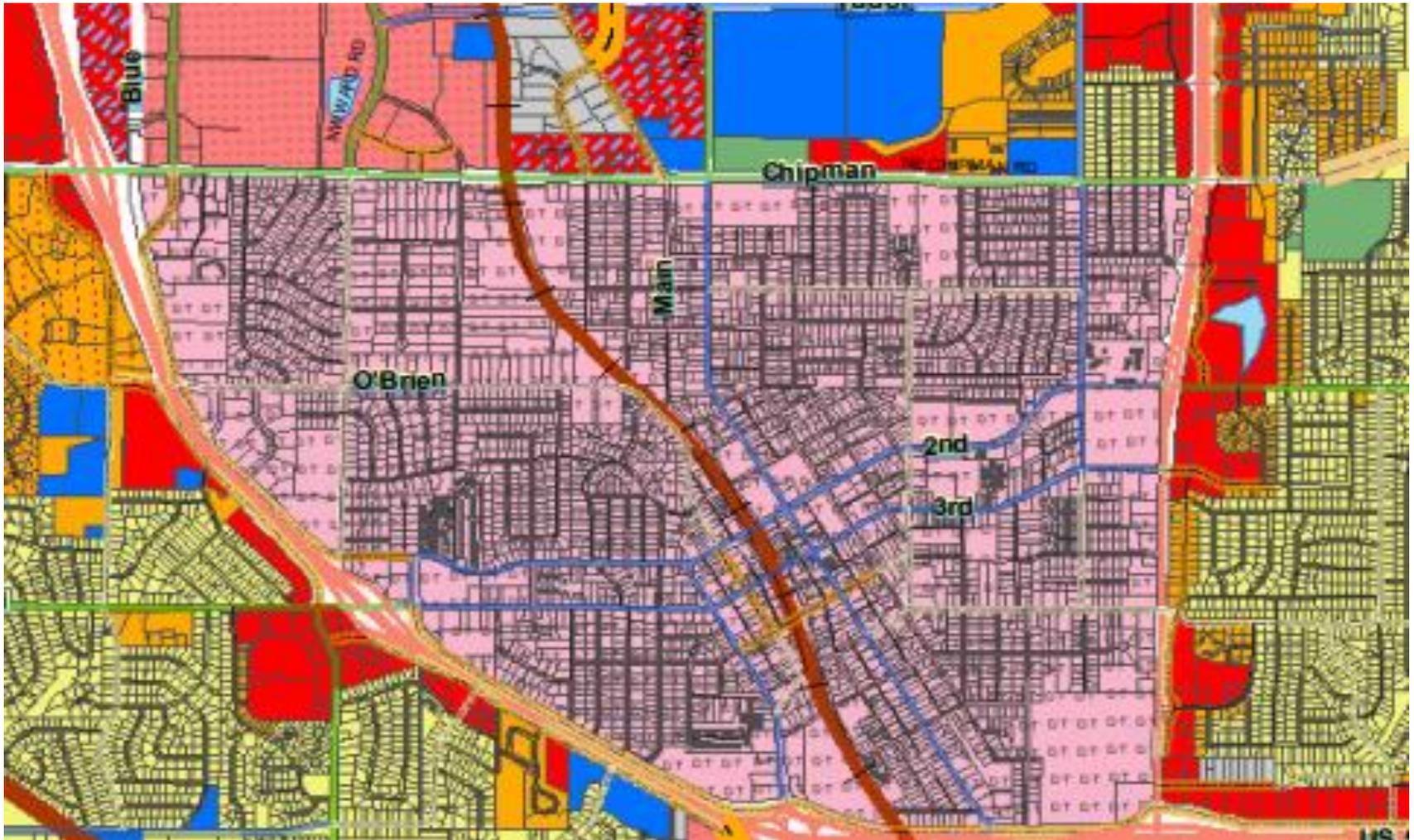
LS

Elevations



A modification is requested for the proposed detached garage located on lot 3.

- Allow for an overall building height 26' for the detached garage.
- Staff doesn't support a detached garage to be "taller" than the principal structure.



LS

Staff Analysis

Planning Commission Highlights

- Discussion regarding proposed stormwater collection.
- Discussion regarding modification for building height for detached garage (Update: applicant is no longer requesting this modification), the detached garage will be in compliance with UDO requirements.
- Discussion regarding process for elevation review and approval prior to “building permit” issuance.

Conditions of Approval

1. The detached garage shall meet the requirements of the Unified Development Ordinance for building height.
2. The developer shall make payment to the City of Lee's Summit for construction costs in lieu of actual construction for the segment of sidewalk along NW Orchard St.