

Multi-family Lots 1-53 REZ and Prelim Dev Plan

Application #PL2020-067

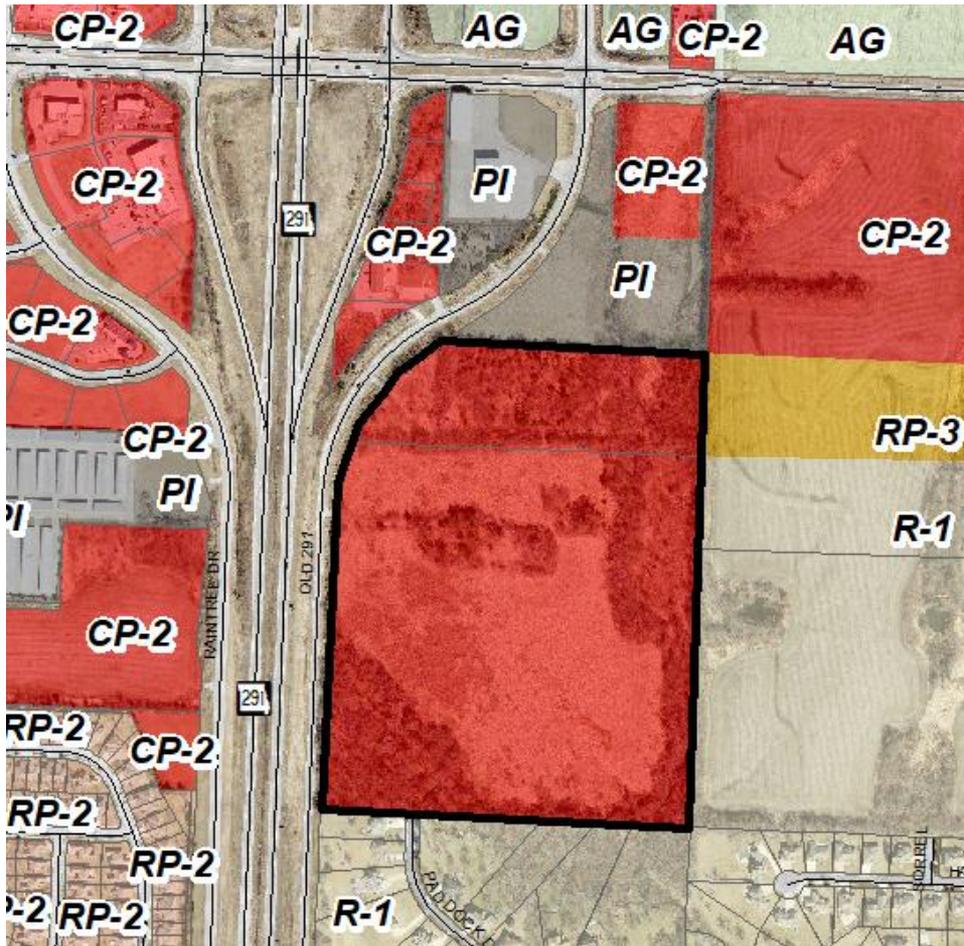
December 8, 2020



LEE'S SUMMIT
MISSOURI

Yours Truly





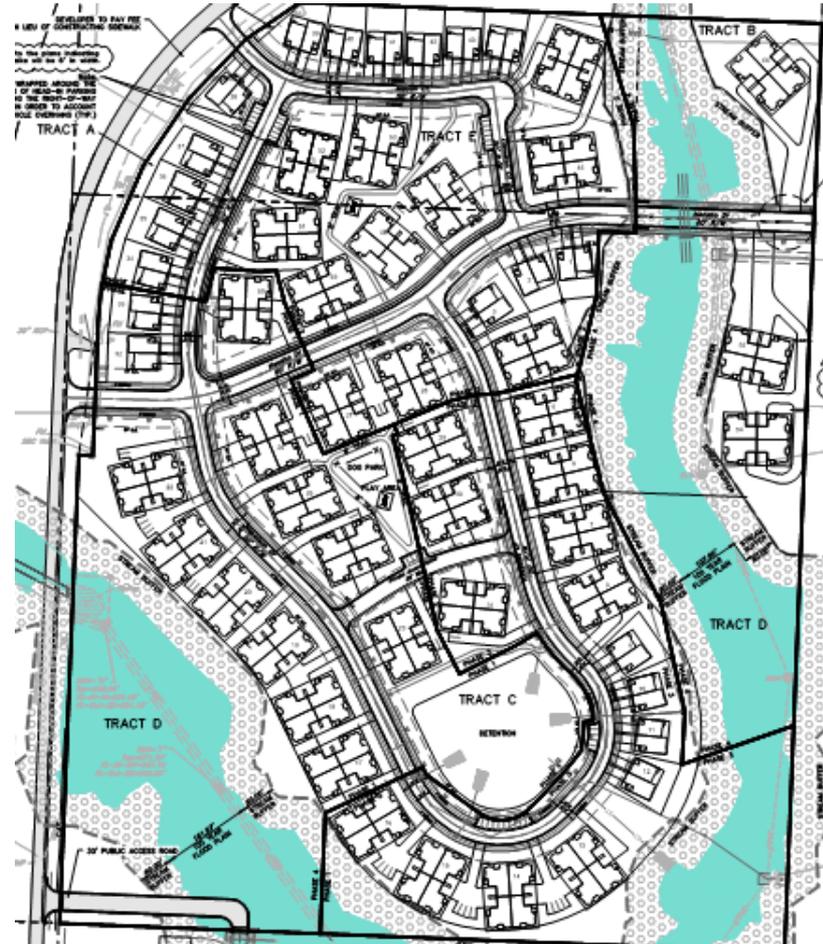
North: PI and CP-2
– undeveloped

South: R-1 –
single-family
residential

East: R-1 and RP-
3 – undeveloped

West: M-291 Hwy

- Existing zoning: CP-2
- Proposed zoning: RP-3
- 48.2 acre site
- 184 total dwelling units
 - 20 twin villa buildings (40 units)
 - 36 4-unit villa buildings (144 units)
- 3.8 units/acre
- 789 parking spaces provided; 368 parking spaces required
- 2 vehicular access points + off-site SE Paddock Dr extension to Old M-291 Hwy





Exterior Materials Palette:

- Wood panel, shingle
- Masonry
- Fiber cement siding
- Lap siding (excluding vinyl and metal)



LS

Elevations – 4-unit Villas

- Traffic on Old M-291 Hwy
 - The outer road is a MoDOT facility
 - MoDOT review of traffic impact study resulted in no recommended roadway improvements
 - All studied intersections reported LOS of B or better
- Storm water runoff
 - On-site management via 1-acre wet detention (retention) pond prior to discharge into adjacent stream
- Sanitary Sewer impact
 - Sanitary sewer analysis revealed surcharging of two line segments
 - Condition of approval is recommended requiring improvement of the two line segments from 15-inch pipe to 18-inch pipe. The City is willing to enter into an upsizing agreement to further improve the segments to 24-inch pipe to account for future area development.

- Proposed development serves as a transitional land use between commercial and industrial property to the north and single-family development to the south.
- Proposed development is a less impactful land use on the abutting single-family development than that allowed under existing commercial zoning.
- Existing floodplain plus stream buffer provides a natural physical barrier between the proposed development and abutting single-family development to the south.
- Proposed residential architecture and exterior materials is consistent with similar development throughout the city.

1. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required off-site sanitary sewer improvements. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.
2. Two sanitary sewer line segments (MH 62-034 to MH 62-035 and MH 62-035 to MH 62-036) constituting approximately 524 linear feet shall be increased from a 15-inch sewer to an 18-inch sewer. The City is willing to participate in an upsizing agreement to further increase the pipe from an 18-inch to a 24-inch sewer in order to accommodate projected ultimate build-out conditions.