

Legislation Text

File #: BILL NO. 22-01, **Version:** 1

An Ordinance approving a rezoning from CP-2 (Planned Community Commercial) to District RP-4 (Planned Apartment Residential) and Preliminary Development Plan for Chapel Ridge Apartments, located at 721 NE Meadowview Drive, 781 NE Meadowview Drive, 821 NE Custer Drive, 3301 NE Akin Boulevard and 3430 NE Ralph Powell Road, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

(Note: First read by Council on January 4, 2022. Passed with unanimous vote.)

Proposed City Council Motion:

I move for adoption of an Ordinance approving a rezoning from CP-2 (Planned Community Commercial) to District RP-4 (Planned Apartment Residential) and Preliminary Development Plan for Chapel Ridge Apartments, located at 721 NE Meadowview Drive, 781 NE Meadowview Drive, 821 NE Custer Drive, 3301 NE Akin Boulevard and 3430 NE Ralph Powell Road, in accordance with the provisions of Chapter 33, the Unified Development Ordinance of Lee's Summit Code of Ordinances, for the City of Lee's Summit, Missouri.

Josh Johnson, AICP, Assistant Director of Plan Services

Patricia Jensen, Applicant

A motion was made by Board Member Trafton, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 1/4/2022. The motion carried unanimously.

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 23.1 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,887.6 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A modification of UDO Sec. 8.750 shall be granted to remove the required 6' high masonry wall or opaque vinyl fence from the high impact landscape buffer, with the landscape buffers to be installed in accordance with the submitted landscape plans dated November 1, 2021.
4. All sidewalks shall be installed per the requirements of the UDO and Design and Construction Manual (DCM).
5. All trash enclosure gates shall be solid steel opaque gate painted to be compatible with the color of the masonry or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
6. Development shall be in accordance with the preliminary development plan dated November 1, 2021.
7. During the Final Development Plan phase of the project, the proposed individual public water meters, for the domestic water service for each unit, shall be shown in their general location within right of way or easement, in a location that is accessible to Water Utilities staff. If the applicant decides to utilize a master meter, it too will be required to be located within the right of way or easement. Sub-meters

may be utilized after the master meter, at the developer's expense.

8. During the Final Development Plan phase of the project, show all the connections along the west side of Akin Blvd. Driveway spacing and alignment shall comply with the requirements of the UDO and Design and Construction Manual (DCM).