

## Legislation Text

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**File #:** BILL NO. 21-134, **Version:** 1

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An Ordinance approving a Preliminary Development Plan located at 510 NE Chipman Road in district RP-4, in accordance with the provisions of Chapter 33, of the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

**Proposed City Council Motion:**

I move for a second reading of An Ordinance approving a Preliminary Development Plan located at 510 NE Chipman Road in district RP-4, in accordance with the provisions of Chapter 33, of the Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Josh Johnson, AICP, Assistant Director of Plan Services

**Recommendation:** With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

1. A modification shall be granted to the maximum density of 12 units per acre in the RP-4 district, to allow a density of 17.48 units per acre in the RP-4 district.
2. A modification shall be granted to the minimum parking requirements to reduce the required number of parking stalls from 500 to 475.
3. A modification shall be granted to the minimum principal building setback, to allow 0' setback from the south property line for building B1-1 as depicted on the plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.
4. Site development and architectural elevations shall be in accordance with plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.
5. A revised HEC-RAS study shall be provided, in accordance with staff supplement review comments dated June 4, 2021, and provided as an attachment to this staff report.

**Committee Recommendation:** A motion was made by Planning Commission Vice Chair Arth, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 7/6/2021. The motion carried unanimously.