

DEVELOPMENT SERVICES

Residential Plan Review

September 15, 2023

ROCK CREEK HOMES
6126 METCALF LANE
OVERLAND PARK, KS 66202
(913) 523-6739

Permit No: PRRES20234205
Plan Name:
Project Address: 1443 SW WINTHROP TER, LEES SUMMIT, MO 64081 1441 SW WINTHROP TER, LEES SUMMIT, MO 64081
Parcel Number: 293313
Location: WOODLAND GLEN 2ND PLAT LOTS 34 THRU 60 AND TRACTS A2 THRU D2 --- LOT 34
Type of Work: NEW DUPLEX
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW DUPLEX. SUSPENDED SLAB. FINISHED/UNFINISHED BASEMENT. COVERED PATIO.

Revisions Required

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Residential Plan Review	Reviewed By: Andrea Sessler	Approved
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1. NEED PLANNER APPROVAL

Plot Plan Review	Reviewed By: Andrea Sessler	Approved
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Planning Review RES	Reviewed By: Hector Soto Jr.	Approved
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1. ORDINANCE COMPLIANCE. A condition of City Council's approval for the subject twin villa development is that all duplex/twin villa buildings be constructed with stone and stucco fronts and that each building contain at least two gables per individual dwelling unit.

The proposed duplex has lap siding and stone fronts. In order to comply with the ordinance requirements for the development, the lap siding shall be changed to stucco.

As it relates to the requirement for two gables for each individual dwelling unit, the proposed duplex has a hip roof which by definition has no gables and therefore does not comply with the ordinance requirement.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

Residential Area:			
Residential, Finished basements		1934	
Residential, garage		904	
Residential, Living Area (Not Finished Basement)		2622	
Residential, Un-Finished basements		1594	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	8	Number of Stories	1
Number of Living Units	2	Total Living Area	4556