



## FINAL DEVELOPMENT PLAN APPLICATION

1. PROJECT NAME: Summit Square Apartments II
2. PROPERTY ADDRESS: 837 NW Donovan Road, Lee's Summit, MO 64086
3. ZONING OF PROPERTY: PMIX - Planned Mixed Use
4. LEGAL DESCRIPTION (attach if description is metes and bounds description): see Exhibit A
5. Size of Building(s) (sq. ft): 302,854 sq. ft. Lot Area: 12.77 Acres
6. APPLICANT NorthPoint Development, LLC PHONE 816-888-7380  
 CONTACT PERSON Grant Barnes FAX \_\_\_\_\_  
 ADDRESS 4825 NW 41st Street CITY/STATE/ZIP Riverside, MO 64150  
 E-MAIL gbarnes@northpointkc.com
7. PROPERTY OWNER Townsend Development PHONE 303-947-2044  
 CONTACT PERSON Steve Rich FAX \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
 E-MAIL steve@townsendcapital.com
8. ENGINEER/SURVEYOR Renaissance Infrastructure Consulting PHONE 816-820-2554  
 CONTACT PERSON Mick Slutter FAX \_\_\_\_\_  
 ADDRESS 5015 NW Canal St. #100 CITY/STATE/ZIP Riverside, MO 64150  
 E-MAIL mslutter@ric-consult.com
9. OTHER CONTACTS \_\_\_\_\_ PHONE \_\_\_\_\_  
 CONTACT PERSON \_\_\_\_\_ FAX \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_  
 E-MAIL \_\_\_\_\_

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.

|                               |                                      |
|-------------------------------|--------------------------------------|
| PROPERTY OWNER                | APPLICANT                            |
| Print name: <u>Steve Rich</u> | <u>Grant Barnes, Project Manager</u> |

Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_

STATE OF MISSOURI )

ss.

COUNTY OF JACKSON )

Comes now \_\_\_\_\_ (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the  
property legally described as \_\_\_\_\_

\_\_\_\_\_

in the application for **Final Development Plan.**  
(type of application, e.g., rezoning, preliminary or final development plan, etc.).

Owner acknowledges the submission of said application and understands that upon  
approval of the application the proposed use specified in the application will be a  
permitted use upon the subject property under the City of Lee's Summit Unified  
Development Ordinance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

**EXHIBIT "A"**  
Legal Description

Lots 1 and 2, SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof recorded August 26, 2016 as Document No. 2016E0079184 in Plat Book 163, Page 87.

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AMERICAN  
LAND TITLE  
ASSOCIATION





## FINAL DEVELOPMENT PLAN CHECKLIST

| Submittal Requirements   | Yes  | No* |
|--|------|-----|
| Completed application form with signatures   | X    |     |
| Ownership affidavit form   | X    |     |
| Legal description  | X    |     |
| Technical Studies, if required (2) sets of Structural Analysis Report  | X    |     |
| Filing fee – <b>\$600 (0-5 acres) \$1000 (over 5 acres)</b>  | X    |     |
| Number of folded sets of final development plans – <b>Initial submittal (4) full size and 1 CD/digital, resubmittal (6) full size and 1 CD/digital</b> (including site plan, landscape plan, building elevations, civil engineering), collated, stapled (seals required for engineering plans) | X    |     |
| Checklist for Plan Submission Requirements   | X    |     |
| Checklist for Final Development Plan   | X    |     |
| Checklist for Zoning District Regulations – <b>Separate document</b>   | Pmix |     |
| Checklist for Design Standards (See Article 7) – <b>Separate document</b>  | X    |     |
| Checklist for Other Ordinance Requirements   |      |     |

\* Applications missing any required item above will be deemed incomplete.

| Table 1. General Application Requirements<br>Plan Submission Requirements |   |     |            |     |
|---|---|-----|------------|-----|
| UDO Article<br>4., Sec. 4.040   | Ordinance Requirement   | Met | Not<br>Met | N/A |
| B.1. Date Prepared  | Date prepared   | X   |            |     |
| B.2. Name & address   | Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;   | X   |            |     |
| B.3. Scale  | Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director. | X   |            |     |
| B.4. Plan Size  | Plan size maximum of <del>11x17</del> inches<br><b>24x36</b>  | X   |            |     |
| B.5. North Arrow  | North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.   | X   |            |     |
| B.6. Vicinity Map   | Vicinity map with north arrow indicating the location of the property within the City.  | X   |            |     |

## FINAL DEVELOPMENT PLAN CHECKLIST

| <b>Table 3. Final Development Plan</b> |  |            |                    |            |
|--|--|------------|--------------------|------------|
| <b>UDO Article<br/>4, Sec. 4.360.</b>  | <b>Ordinance Requirement</b>   | <b>Met</b> | <b>Not<br/>Met</b> | <b>N/A</b> |
| C.1. Legal Description                 | A legal description which accurately describes the limits of the property.   | X          |                    |            |
| C.2. Land Area                         | Area of land in square feet and acres.   | X          |                    |            |
| C.3. Floodplain                        | Location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. Elevations shall be provided if shown on the FEMA map.  | X          |                    |            |
| C.4. Lot Area                          | Layout, number and approximate dimensions of lots and approximate lot areas.   | X          |                    |            |
| C.5. Streets                           | Name, location, width, radii, centerline, and grade of streets and alleys, both public and private;  | X          |                    |            |
| C.6. Sidewalks                         | Location, width and limits of all existing and proposed sidewalks and public walkways;   | X          |                    |            |
| C.7. Easements                         | Location and width of proposed easements;  | X          |                    |            |
| C.8. Building Setback                  | Building setback lines from streets with dimensions.   | X          |                    |            |
| C.9. Culverts                          | Location and approximate dimensions of culverts and bridges;   | X          |                    |            |
| C.10. Driveways                        | Location of existing and proposed driveways, curb cuts, median breaks and turn lanes;  | X          |                    |            |
| C.11. Utilities                        | The location and size of all utility lines, including water, storm water, and sanitary sewers.   | X          |                    |            |
| C.12. Sanitary Sewer                   | Final analysis of the capacity of the existing sanitary sewer receiving system.  | X          |                    |            |
| C.13. Water & Sanitary Plans           | Final water and sanitary sewer plans.  | X          |                    |            |
| C.14. Water Demand                     | Appropriate water service demand data (including, but not limited to, planned land usage, densities of proposed development, pipe sizes, contours and fire hydrant layout) to allow for the preliminary analysis of the demand for water service if required by the City Engineer.   | X          |                    |            |
| C.15. Storm Water                      | Final storm water collection, detention and erosion control plans.   | X          |                    |            |
| C.16. Storm Water Management           | Information (proposed size, nature and general location) on all proposed storm water management facilities and detention facilities. A final storm water report shall be submitted unless the stormwater report requirement was waived by the City Engineer or there are no required revisions to the preliminary storm water report. All storm water reports shall include: |            |                    |            |
| C.16.a.                                | Current and proposed land use assumptions,   | X          |                    |            |
| C.16.b.                                | Identification of the watershed in which the project is located,   | X          |                    |            |



# LEE'S SUMMIT MISSOURI

## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 3. Final Development Plan |  |     |            |     |
|---------------------------------|--|-----|------------|-----|
| UDO Article<br>4, Sec. 4.360.   | Ordinance Requirement  | Met | Not<br>Met | N/A |
| C.16.c.                         | Identification of offsite drainage areas,  | X   |            |     |
| C.16.d.                         | Surrounding property information,  | X   |            |     |
| C.16.e.                         | Any other pertinent information about the site which may influence storm water runoff,   | X   |            |     |
| C.16.f.                         | Proposed storm water facilities,   | X   |            |     |
| C.16.g.                         | The downstream effects of the development  | X   |            |     |
| C.16.h.                         | Calculations for the 100%, 10%, and 1% storms. All calculations must be submitted with the report; a summary table is not acceptable.  | X   |            |     |
| C.16.i.                         | If the storm water report indicates that detention is not required, supporting calculations evaluating the downstream effects must be provided.  | X   |            |     |
| C.16.j.                         | All reports shall be signed and sealed by a Professional Engineer registered in the State of Missouri.   | X   |            |     |
| C.17. Open Space                | Location and size of proposed open space for public use proposed to be dedicated or reserved and any conditions of such dedication or reservation; parks, playgrounds, churches, or school sites or other special uses of land to be considered for public use, or to be reserved by deed or covenant for the use of all property owners in the subdivision. |     |            | X   |
| C.18. Parking                   | Location and dimensions of all parking spaces, accessible spaces, drive aisles, driveways, and curbs.  | X   |            |     |
| C.19. Contours                  | Finished grades showing 1-foot contours for the entire site (2-foot contour intervals may be allowed by the Director, depending on the site).  | X   |            |     |
| C.20. Right-of-Way              | All proposed and existing adjacent public street rights-of-way with centerline location.   | X   |            |     |
| C.21. Streets                   | All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.  | X   |            |     |
| C.22. Dimensions                | Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.  | X   |            |     |
| C.23. Setbacks                  | Location of all required building and parking setbacks.  | X   |            |     |
| C.24. Building Dimensions       | Location, dimensions, number of stories and area in square feet of all proposed buildings.   | X   |            |     |
| C.25. Oil & Gas Wells           | The location of all oil and/or gas wells within the subject property.  | X   |            |     |
| C.26. Retaining Walls           | Limits, location, size and material to be used in all proposed retaining walls.  | X   |            |     |

## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 3. Final Development Plan |  |     |            |     |
|---------------------------------|--|-----|------------|-----|
| UDO Article<br>4, Sec. 4.360.   | Ordinance Requirement  | Met | Not<br>Met | N/A |
| C.27. Driveways                 | Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks.   | X   |            |     |
| C.28. Lighting                  | Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.  | X   |            |     |
| C.29. Photometric Diagram       | Photometric diagram indicating the foot candle levels throughout the site and at the property lines.   | X   |            |     |
| C.30. Lighting Spec Sheets      | The manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used. | X   |            |     |
| C.31. Mechanical Screening      | Location, size, and type of material to be used in all screening of ground mounted mechanical equipment.   | X   |            |     |
| C.32. Equipment Spec Sheets     | The manufacturer's specification sheets for proposed mechanical equipment to be used.  | X   |            |     |
| C.33. Signs                     | Location, size, and type of material of all proposed monument or freestanding signs.   | X   |            |     |
| C.34. Adjacent Developments     | The location of adjacent developments, alignment and location of existing public and private driveways and streets, medians, and public and semi-public easements.   | X   |            |     |
| C.35. Fire Hydrants             | Locations of existing and proposed fire hydrants.  | X   |            |     |
| C.36. Sight Triangles           | Sight triangles (See Article 7)  | X   |            |     |
| D.1. Building Elevations        | Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs.  | X   |            |     |
| D.2. Screening Materials        | Location, size and materials to be used in all screening of rooftop mechanical equipment.  | X   |            |     |
| D.3. Roof Line                  | A dashed line indicating the roof line and rooftop mechanical equipment.   | X   |            |     |
| E. Floor Plan                   | Floor plan showing dimensions and areas of all floors within proposed buildings and structures.  | X   |            |     |
| F. Landscape Plan               | Landscaping plans shall be submitted in accordance with Article 14.  | X   |            |     |
| G. Land Use Schedule            | A land use schedule shall include the following:   |     |            |     |
| G.1.                            | Total floor area   | X   |            |     |
| G.2.                            | Number of dwelling units   | X   |            |     |
| G.3.                            | Land area  | X   |            |     |

## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 3. Final Development Plan |   |     |            |     |
|---------------------------------|---|-----|------------|-----|
| UDO Article<br>4, Sec. 4.360.   | Ordinance Requirement   | Met | Not<br>Met | N/A |
| G.4.                            | Number of required and proposed parking spaces  | X   |            |     |
| G.5.                            | Impervious coverage   | X   |            |     |
| G.6.                            | Floor Area Ratio (FAR)  | X   |            |     |
| H.                              | The following shall be submitted in support of the application for final development plan approval:   |     |            |     |
| H.1. Deeds                      | Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval, if conveyance thereof is not to be made by plat.  |     |            | X   |
| H.2. Covenants                  | A copy of all proposed covenants and restrictions applicable to the development.  |     |            | X   |
| H.3. POA Bylaws                 | A copy of the property owners association bylaws as evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency. |     |            | X   |
| H.4. Conditions                 | Evidence of satisfaction of any conditions of the preliminary development plan approval that were conditions precedent to consideration of the final development plan.  | X   |            |     |
| H.5. Engineering Plans          | An application for engineering approval pursuant to the Design and Construction Manual. All applications for engineering approval shall be accompanied by the number of copies of the following as required by the City Engineer:         |     |            |     |
| H.5.a.                          | Engineering drawings with the information required in the Design and Construction Manual  | X   |            |     |
| H.5.b.                          | Plans, profiles and details for streets, curb and gutters, sidewalks, storm and sanitary sewers, and water lines  | X   |            |     |
| H.5.c.                          | A written benchmark description and elevation   | X   |            |     |
| H.5.d.                          | A storm water Master Drainage Plan that contains detailed plans for storm drainage, storm water detention, and grading plans, as specified in the Design and Construction Manual.   | X   |            |     |



## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 4. Other Requirements                                   |  |     |         |     |
|---|--|-----|---------|-----|
|   | Ordinance Requirement  | Met | Not Met | N/A |
| <b>UDO Art. 14 Landscaping, Buffers &amp; Tree Protection</b> |  |     |         |     |
| Sec. 14.020. Landscaping & buffer plans                       | Landscaping and buffer plans shall be submitted, and shall include information as listed in the ordinance.   | X   |         |     |
| Sec. 14.050. Acceptable plant material                        | Acceptable plant materials and sizes for landscaping, buffers and tree replacement shall meet the ordinance requirements.  | X   |         |     |
| Sec. 14.090.A.1. Street frontage trees                        | 1 tree shall be planted for each 30 feet of street frontage. Such trees may be clustered or arranged within the setback if approved as part of the landscape plan. A minimum 20-foot landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.   | X   |         |     |
| Sec. 14.090.A.2. Front parking setback                        | In commercial and industrial districts, any parking or loading area visible from a street shall be separated from the street right-of way with a landscape strip at least 20 feet wide.  | X   |         |     |
| Sec. 14.090.A.3. Street frontage shrubs                       | 1 shrub shall be provided for each 20 feet of street frontage, or portion thereof, with in the landscaped setback abutting such frontage. Such shrubs may be clustered or arranged within the setback.   | X   |         |     |
| Sec. 14.090.B.1 Open yard shrub reqt.                         | The minimum of 2 shrubs per 5,000 square feet of total lot area, excludes single family and duplex developments. For schools, large sports/play fields and other areas specifically open to the public for use, i.e., tennis courts, paved play areas, paved parking lots etc. may be excluded in the calculation of this requirement.   | X   |         |     |
| Sec. 14.090.B.2. Ground cover                                 | Open areas not covered with other materials shall be covered with sod.   | X   |         |     |
| Sec. 14.090.B.3. Open yard tree reqt.                         | In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space. For schools, large open sports/play fields may be excluded in the calculation of total landscaped open space. The remaining open space shall be applied to the ratio for tree planting as stated herein. | X   |         |     |
| Sec. 14.090.C. Trash enclosures                               | A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. <b>(See Article 7 for requirements)</b>  | X   |         |     |
| Sec. 14.110.A. Parking lot landscape islands                  | Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways. <i>Every four rows of parking shall include a landscape island of at least ten feet in width.</i>   | X   |         |     |
| Sec. 14.110.B. Landscape island placement                     | A landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than 9 feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.                 | X   |         |     |

## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 4. Other Requirements             |   |     |         |     |
|---|---|-----|---------|-----|
|   | Ordinance Requirement   | Met | Not Met | N/A |
| Sec. 14.110.C. Island width             | Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6 inch high curbs.  | X   |         |     |
| Sec. 14.120 Parking lot screening       | Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 14.120 for requirements).   | X   |         |     |
| Sec. 14.170. Buffer/screen requirements | Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with <b>Table 14.1</b> Typical buffers.  | X   |         |     |
| UDO Art. 12 Vehicle Parking             |   |     |         |     |
| Sec. 12.030 Number of Parking spaces    | See Table 12-1 for minimum required.  | X   |         |     |
| Sec. 12.120.A. Head-in parking          | All areas devoted to vehicle parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain access.  | X   |         |     |
| Sec. 12.120.B.1. Parking setback        | Parking lots shall be set back a minimum 20 feet from any public right-of-way or private street edge of pavement.   | X   |         |     |
| Sec. 12.120.B.2. Parking setback        | Parking lots shall be set back a minimum 20 feet from any residential use or district.  | X   |         |     |
| Sec. 12.120.B.3. Parking setback        | Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access.  | X   |         |     |
| Sec. 12.120.C.1. Parking dimensions     | 9' wide x 19' deep, placed at the prescribed angle so that it lies between the curb and the aisle. 9' wide x 17' deep parking spaces shall be permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. Parallel parking spaces shall not be less than 9' wide x 23' long. | X   |         |     |
| Sec. 12.120.F.1.e Curb blocks           | The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb.  | X   |         |     |
| Sec. 12.120.E.1 Aisle width             | Adequate aisle width (per Table 12-4) for maneuvering into and out of each space.   | X   |         |     |
| Sec. 12.120.E.4. Drive width            | Minimum width (not including curb and gutter) is the same as aisle width (see Table 12-4).  | X   |         |     |
| Sec. 12.120.E.5 Curb cut spacing        | Distance of driveways from intersections and from other driveways shall conform to the Access Management Code.  | X   |         |     |
| Sec. 7.280 Parking lot lighting         | Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use. (See Article 7).   | X   |         |     |

## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 4. Other Requirements                          |   |     |         |     |
|--|---|-----|---------|-----|
|  | Ordinance Requirement   | Met | Not Met | N/A |
| Sec. 12.120.F.1.a & b<br>Improvement of Parking Area | Permanent surface, consisting of asphalt or concrete, per specifications.   | X   |         |     |
| Sec. 12.120.F.1.d & f.<br>Curbing                    | CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan.   | X   |         |     |
| Sec. 12.080.B.<br>Accessible Parking Space Size      | Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Accessible parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface. Access aisles shall be on the same level as the vehicle pull-up space they serve. | X   |         |     |
| Sec. 12.080.E.<br>Accessible Parking Space Slope     | Accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet.   | X   |         |     |
| Sec. 12.080.H.<br>Accessible Parking Space Clearance | Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. In cases of a loading zone, the vertical clearance of 114 inches minimum shall be provided at passenger loading zones and along vehicle access routes to such areas from site entrances.   | X   |         |     |
| Sec. 12.080.C.<br>No. of Accessible Parking Spaces   | See Table 12-3  | X   |         |     |
| Sec. 12.080.F.<br>Accessible Parking Space Location  | Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Such spaces separated by a drive aisle shall have clearly discernable cross walks.  | X   |         |     |
| Sec. 12.080.J.<br>Accessible Parking Standards       | All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.   | X   |         |     |
| Sec. 12.080.I.<br>Accessible Parking Sign            | Every parking space required by this section shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space. The sign shall be at least 12" by 18" in area and meet the requirements set forth in the Manual on Uniform Traffic Control Devices, as referenced in Section 29-381 of the Lee's Summit General Code of Ordinances.      | X   |         |     |
| <b>UDO Art. 13 Signs</b>                             |   |     |         |     |

## FINAL DEVELOPMENT PLAN CHECKLIST

| Table 4. Other Requirements                   |  |     |         |     |
|---|--|-----|---------|-----|
|   | Ordinance Requirement  | Met | Not Met | N/A |
| Sec. 13.020.B Signs                           | All signs must comply with the sign requirements as outlined in the sign section of the ordinance  | X   |         |     |
| UDO Art. 6. Div. I - Airport Overlay          |  |     |         |     |
| Sec. 6.030. Airport Zones                     | No structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this District to a height in excess of the applicable height limit herein established for such zone. See Article 6  |     |         | X   |
| Sec. 6.040 Use Restrictions                   | No use may be made of land or water within any zone established by this Article in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport. |     |         | X   |
|   | For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.   | X   |         |     |
| UDO Art. 6. Div. II - Flood Hazard and Zoning |  |     |         |     |
| Misc.   | Floodplain boundaries shall be shown, along with base flood elevations.  | X   |         |     |
| Misc.   | Any lots which contain floodplain shall have a note establishing the minimum floor elevation and/or minimum low opening for structures.  | X   |         |     |
| UDO Art. 6. Div. III - Historic Preservation  |  |     |         |     |
| Misc.   | Is the property in a local historic district?  |     |         | X   |
| Misc.   | Is the property or structure listed in the National Register of Historic Places?   |     |         | X   |
| UDO Article 16. Platting                      |  |     |         |     |
| Sec. 16.010.G                                 | Any division of land or unplatted piece of property requires platting prior to the issuance of building permits  | X   |         |     |

**Table 2. Design Standards  
Planned Residential Districts**

| <b>UDO<br/>Article 7</b>                  | <b>Ordinance Requirement</b>   | <b>Met</b> | <b>Not<br/>Met</b> | <b>N/A</b> |
|---|--|------------|--------------------|------------|
| Sec. 7.040.A.1. Front setback             | Setback from front property line (or street facing line for corner lot) in planned residential:<br>- 20 feet for living areas and side entry garages<br>- 25 feet for front entry garages. (See Sec. 5.270)  | X          |                    |            |
| Sec. 7.040.A.2. Front yard encroachments  | Bay windows and front porches may encroach 5 feet into front yard. Front porches within the encroachment area must be of useable dimensions – minimum 5 feet deep and 15 feet long.  |            |                    | X          |
| Sec. 7.040.A.3. Garage offset             | Additional garage doors beyond 2, facing the street, must be set back a minimum of 18 inches from the other garage doors. Roof planes must be designed with a similar offset.  |            |                    | X          |
| Sec. 7.040.B. Arterial street setback     | Residences shall be set back at least 50 feet from any arterial street. (Applies to front setback, see 5.270)  | X          |                    |            |
| Sec. 7.040.C. Side setback                | "Zero lot line" side yard setbacks shall be permitted on one side of a lot when shown on an approved final plat; provided that the side yard of the adjoining lot must be at least 15 feet. To maintain privacy for both the house and the adjoining side yard, only transom windows are permitted on the zero-lot-line side of the residence at least 6 feet above the inside floor levels. Below six feet, only translucent windows shall be allowed. (Article 5 allows 5 foot side yards, for a total of 10 feet between houses.) |            |                    | X          |
| Sec. 7.040.D. Alley-facing garage setback | Setbacks for alley-facing garages:<br>- 4 feet from the rear property line<br>- 4 feet from the side property line. (Article 8, Table 8-1 requires 10 foot side setback)   |            |                    | X          |
| Sec. 7.050.A. Laterally attached units    | The number of single-family laterally attached residences shall be limited to 6 units.   |            |                    | X          |
| Sec. 7.050.B. Units per floor             | The number of dwelling units in multi-family structures shall be limited to 8 units per floor.   |            |                    | X          |
| Sec. 7.050.C. Building separation         | Separations between multifamily structures shall be at least 20 feet, unless fully sprinklered for fire safety and further approved through the development process, then the separation may be reduced per the allowances of the building code.   | X          |                    |            |
| Sec. 7.050.C. Exterior appearance         | All exterior sides of three or more laterally attached single-family residences and all multi-family residence buildings shall be designed with 4 sided architecture. Building materials, window size and placement, and general façade composition shall be compatible on all 4 sides.  | X          |                    |            |
| Sec. 7.060.A. Impervious coverage         | Maximum impervious surfaces (including building footprints and driveways) = 60% of lot area.   | X          |                    |            |
| Sec. 7.070.A. Open space                  | Minimum open/green space = 10% of total land area.   | X          |                    |            |

**Table 2. Design Standards  
Planned Residential Districts**

| <b>UDO<br/>Article 7</b>  | <b>Ordinance Requirement</b>   | <b>Met</b> | <b>Not<br/>Met</b> | <b>N/A</b> |
|---|--|------------|--------------------|------------|
| Sec. 7.090.B.<br>Pedestrian lighting                                | Pedestrian-oriented lighting standards:<br>- metal halide preferred<br>- 12 foot poles<br>- 82.5 foot or less spacing<br>- light intensity and spread patterns to be determined by City Council.<br>Pedestrian-oriented lighting may supplement or substitute for standard street lighting.  | X          |                    |            |
| Sec. 7.100.B. On-Street<br>Parking                                  | On-street parallel parking is permitted on all residential streets, subject to minimum street width requirements.  |            |                    | X          |
| Sec. 7.100.C. Parking<br>lot screening                              | Residential parking lots must be located internal to the development or out of view from external streets by a landscaped berm of at least 2.5 feet in height creating a visual screen. (See buffering provisions in Article 14.)  | X          |                    |            |
| Sec. 7.100.D. Parking<br>lots for Churches,<br>Schools, and similar | Setback for parking lots for churches, schools and similar uses in residential district = 20 feet from street and adjoining property lines.  | X          |                    |            |
| Sec. 7.110 Residential<br>Traffic Calming                           | In planned residential district developments, one of the following traffic calming devices is encouraged at the intersection of each residential street with another residential street, and for a residential street at its intersection with a collector or arterial street, subject to a determination of safety and effectiveness by the City Engineer. Midblock locations may be required on blocks longer than 500 feet between intersecting street centerlines.<br><br>A. Street width reduction to a maximum of 20 feet, for a length at least as long as the width of the intersecting right-of-way.<br><br>B. Intersection curb radius of 5 feet as projected from the curb along the side of a street where parking is permitted; 13 feet along the side of a traffic lane. |            |                    | X          |



4/13/2018

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**Summit Square Apartments, Phase II**  
**Parking Comparison with Similar Communities**

Dear Mike,

We've seen a substantial number of apartment communities constructed in the past several years, and so we have a good database of recent apartment parking provisions. We're providing this information as a basis for request for variance at the second phase of the Summit Square Apartments.

| PROJECT NAME                   | CITY          | UNITS | SPACES | SP/UNIT |
|--------------------------------|---------------|-------|--------|---------|
| Briarcliff City Apartments     | KCMO          | 263   | 447    | 1.70    |
| Residences at Burlington Creek | KCMO          | 298   | 476    | 1.60    |
| Village West                   | KCKS          | 306   | 525    | 1.71    |
| Lodge at Highlands Village     | Overland Park | 230   | 385    | 1.67    |
| Greenwood Reserve              | Olathe        | 228   | 399    | 1.75    |
| Summit Square Apartments II    | Lee's Summit  | 320   | 564    | 1.81    |

Our complete parking breakdown is as follows:

|                           |            |                      |
|---------------------------|------------|----------------------|
| 1. Tuck Spaces:           | 92         |                      |
| 2. Carport Spaces:        | 103        |                      |
| 3. Detached Garages:      | 52         |                      |
| 4. <u>Surface Spaces:</u> | <u>309</u> |                      |
| Total On-Site:            | 556        | 1.74 spaces per unit |

The Lee's Summit Requirements are as follows:


|   |                   |                     |
|---|-------------------|---------------------|
| 1.5 spaces per unit X 320 units:        | 480 spaces        |                     |
| <u>0.5 spaces per unit X 320 units:</u> | <u>160 spaces</u> |                     |
| Total spaces per Ordinance:             | 640 spaces        | 2.0 spaces per unit |



Our summary of contemporaneous projects of a similar type (4-story V-A R-2 Multifamily, with elevator and secure entry) suggests a ratio in the neighborhood of 1.75 is adequate. Given the number of spaces provided on-site, we feel comfortable making the request that our project parking be approved as submitted.

If you have any questions or concerns, please do not hesitate to call or email.

Thanks,



Tim Baldrige  
NSPJ Architects