



Via: Email  
December 4, 2020

Dawn Bell  
Project Manager  
City of Lee's Summit Development Center  
220 SE Green Street  
Lee's Summit, MO 64063  
Phone: 816.969.1242

Email: [Dawn.Bell@cityofs.net](mailto:Dawn.Bell@cityofs.net)

RE: Streets of West Pryor  
Lots 7 and Tract C – Application Number PL2020274  
Lee's Summit, MO

Dear Dawn:

The following is provided as a response to the Uniform Development Ordinance, Article 2, Section 2.260 B and C. The response is summarized as follows:

Criteria for considering rezoning applications.

1. The character of the neighborhood.
  - Response: The architecture selected for the townhome properties are modern single family style buildings and arranged along a residential style street. The layout and arrangement is compatible with the character of the single family neighborhoods south of Lowenstein. There is a wide buffer of remaining R-1 zoned property provided between the existing single family properties south of Lowenstein Drive to provide a transition zone between the existing and proposed residences.
2. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
  - Response: The three story apartment buildings are positioned on property presently zoned P-Mix. The townhome buildings are positioned on property presently zoned R-1 but requested to be zoned RP-4. There is a wide buffer of remaining R-1 zoned property provided between the existing single family properties south of Lowenstein Drive to create a transition zone between the existing single family and proposed RP-4 zoning district. The buffer area is provided with a "medium impact buffer" and the water feature that results in as much as a 500 feet wide transition area between the R1 and proposed RP-4 zoning.
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
  - Response: A sanitary sewer, water and traffic study have been provided showing that existing services are adequate to serve the proposed zoning change and development. The sewer study shows the need for upgrading a small section of existing sewer and is included in the scope of the development.
4. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.



- Response: The single family zoning does not allow adequate development density to offset site development costs. In addition, the site are is adjacent to I-470 which is less desirable for single family development.
5. The length of time, if any, the property has remained vacant as zoned.
    - Response: The property is presently undeveloped and would likely continue to be undeveloped as single family residential structures due to site development costs.
  6. The extent to which the proposed use will negatively affect the aesthetics of the property and neighboring property.
    - Response: The townhome architectural design will complement the adjacent multifamily structures to the east. The townhome development in conjunction with the medium buffer and water feature will provide an esthetically please transition from the townhomes to the existing single family south of Lowenstein Drive.
  7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
    - Response: The proposed townhome development will not have a detrimental effect on neighboring property and will encourage further development of adjacent vacant property in a similar nature.
  8. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
    - Response: Based on the traffic study provided, the proposed development will not have a detrimental impact on the street network. Roadway improvements are planned as a part of the development based on the City's policies. The development is provided with adequate parking such that there will be no adverse impact to parking in the vicinity of the project.
  9. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.
    - Response: The proposed development will include a storm water collection system in accordance with the approved storm water drainage study. Storm water will be discharged to an appropriately sized detention basin in accordance with the approved storm water drainage study. The storm water detention facility also serves to remove sediment from the storm water prior to discharged off site. The proposed residential development is will not create any nuisance air pollution, noise pollution or other environmental harm not normally associated with residential neighborhoods.
  10. The extent to which the proposed use will negatively affect the values of the property or neighboring properties.
    - Response: The proposed residential development will not negatively affect the neighboring properties.
  11. The extent to which there is a need for the use in the community.
    - Response: Current market studies indicate that the community has a deficit number of multifamily units.
  12. The economic impact of the proposed use on the community.
    - Response: The proposed residential townhomes will increase economic activity in the community.



13. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this chapter.
  - Response: As the applicant, we are ready to move forward with the development with the city's approval. Preliminary financing has been identified for the development costs.
14. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
  - Response: The City of Lee's Summit has been identified as a fantastic residential community including schools and services deemed desirable to townhome residents.
15. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
  - Response: The City of Lee's Summit will experience significant economic activity due to the proposed townhome development as opposed to the land area remaining vacant.
16. The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvements Plan, and other adopted planning policies.
  - Response: The city's comprehensive plan shows the area as low density residential. The development does not require any changes to the Major Street Plan, Capital Improvements Plan or other adopted planning policies.
17. The recommendation of professional staff.
  - Response: To be provided by staff.
18. The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.
  - Response: The proposed use is consistent with permitted uses and conditions within the RP-4 district.

Criteria for considering preliminary development plan applications.

1. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected;
  - Response: The proposed development is to be provided with adequate utilities and roadways such that the public health, safety and welfare will be protected.
2. Development will not impede the normal and orderly development and improvement of the surrounding property; and
  - Response: The development will not impede development of surrounding property due to presence of Lowenstein Drive and Interstate 470. Property to the west can develop independently of the proposed townhome development.
3. Development incorporates adequate ingress and egress and an internal street network that minimizes traffic congestion.



- Response: The townhome development includes the construction of Black Twig Circle connecting the townhomes to Lowenstein Drive at two locations and includes the improvement to Lowenstein Drive to residential standards. The traffic study provided shows that traffic congestion will be avoided.

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson  
Monarch Acquisitions, LLC

Matt Pennington  
Streets of West Pryor, LLC

cc: Drake Project File w/ 1 set enclosures