

Tudor Road- Rezoning Narrative

Cityscape Residential will be applying to rezone the 13.03-acre property at the southwest corner of NE Tudor Road and NE Douglas Street from PO- Office to RP-4- Planned Apartment Residential. The property is currently vacant. The Lee's Summit Comprehensive Plan shows this property to be planned for Residential and Mixed Use. Multi-family is proposed.

By code, the building setbacks along Tudor Road and Douglas are 50'. The developer would request that the building setback be reduced to 20' to present an urban street façade. This change has been discussed with the City Planning staff. This will activate the area with building entrances, sidewalks, and street trees, facilitating pedestrian circulation to the Lee's Summit North High School, the Police Department, adjacent restaurants, and businesses. Additionally, this will allow us to place parking internal to the site so that parking lots will be screened by the buildings.

As requested, twenty-foot landscape buffers have been added to the site, adjacent to Lot 3, Lot 4 and Lot 10. See SP1.00 and L1.00 for more information.

Entrance monumentation signs will be placed at the two property entrances, NE Tudor Road and NW Commerce and a project monument sign will be proposed at the corner of NE Tudor Road and NE Douglas Street. Signage materials will be complimentary to building materials and will follow Lee's Summit signage guidelines and will be landscaped.