

Arborwalk East Multi-Family Requested Deviation Memo

Deviation #1

UDO Article 5, Division VI, Sec. 5.510,B,4)

- (4) *Private common space: Developments with at least four units shall provide 400 square feet of private common open space for each multi-family dwelling unit. A minimum of 40% of the open space shall be usable for recreation, including uses such as swimming pools, sports courts, playgrounds with equipment, and/or community gardening. Required landscaping is excluded from open space calculations.*

The intent of the section above appears to be intended for projects which are in an urban setting. In the overall master development, a large open space exists directly across from the proposed multi-family development. Arborwalk East Multi-family development will provide sidewalk connections to the existing amenity space for the residents to use. The proposed development is providing multiple amenity spaces through the site that will enhance the open space and experience of the residents.

Deviation #2

UDO Article 8, Division II, Sec. 8.530

Per City Lee's Summit UDO, Table 8-1 "Minimum Parking By Use", dictates a minimum parking requirements per unit type plus required .5 stall per unit. A separated submitted parking study document outlines a parking requirement comparison when reviewing alternative sites that the developer has developed multi-family housing. The developer requires a minimum 1.75 parking ratio which is slightly less than the required parking ratio per City Lee's Summit's UDO requirements. Due to site constraints, requiring additional parking stalls to meet UDO requirements will reduce unit density which will limit the feasibility of the development.

Deviation #3

UDO Article 5, Division VI, Sec. 5.510,B,4,a,(2)

- (c) *All ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to the building along each local street frontage.*
- 1) *Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor.*



Figure 5.510.B-11: Ground-Floor Unit Entrances

- 2) *Exterior entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.*

The intent of this section above appears to be intended for projects which are located closer to the street in a more urban setting and provided with on-street parking. The larger required setbacks and lack of on-street parking make this type of design with direct access to each unit not practical. The 2'-0" step at the entrance is also not practical as it would conflict with Fair Housing requirements. A connection will be provided to the public sidewalk from the common building entrances. The building finished floor will be 2'-0" higher than the public sidewalk in ROW, with a smooth transition in grade between the buildings and the public sidewalk allowing compliance with Fair Housing max slopes. The building entrances facing public streets will be emphasized with enhanced landscaping.

Deviation #4

UDO Article 5, Division VI, Sec. 5.510,B,4,a,(2)

Elevator required. Multi-family buildings, three stories and above, shall, at a minimum, equip one out of every three buildings with an ADA approved elevator. This requirement is an instrument to establish the goals set out in the City's commitment to provide "a community for all ages."

To address the need for "a community for all ages" we are proposing an alternate method for meeting this requirement. The project is providing seven garden-style buildings and one larger 4-Story elevator building with 90 units, leasing, and amenities. This will provide an equivalent number of elevator access units while providing additional convenience in tenants' ability to access to the amenities and leasing office. Of the 314 total units 178 units (57%) will be ground-level or elevator-access units.