

MEMO

To: City Council

From: Adair Bright, AICP, Senior Planner

CC: File

Date: June 23, 2025

Re: Appl. #PL2024-319 – RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN for 150 & Ward Apartments – 3620 SW Ward Rd; Milhaus Development, applicant

The subject application was originally submitted with a request to allow for the development of a 272-unit apartment complex with seven (7) multi-family buildings and one (1) clubhouse building on 11.46-acres. Under the original request, the applicant requested to waive the screening requirement for roof-top equipment for Building C, the southernmost building. Staff is not supportive of the request and included a condition of approval that the roof-top equipment be screened either by parapet or by a bolt-on inset screening material. At the April 24, 2025, Planning Commission meeting, the applicant explained their reasoning behind the waiver and indicated that the equipment would not be seen due to topography. Planning Commission recommended approval of the application with the condition that the roof-top equipment be screened.



Figure 1 – Original Building Type “C” elevation showing the height of the rooftop equipment in comparison to the height of the parapet.

The applicant provided staff with a revised Preliminary Development Plan set on June 23, 2025, which included revised elevations for Building C indicating the parapet height will be increased to fully screen the rooftop equipment. Staff is supportive of the revision to meet the code.



Figure 2 – Building Type "C" elevation showing the revised parapet height to screen rooftop equipment

This change does not alter the substance of the analysis contained in the staff report, inclusive of staff's recommendation for approval included below.

Recommendations

1. Development shall be in accordance with the preliminary development plan with an upload date of ~~April 11~~ June 23, 2025.
2. A modification shall be granted to UDO Sec. 5.510.B.4.a(2) to allow one-third of the units to be served by an ADA-compliant elevator in lieu of requiring one out of every three buildings to include an ADA-compliant elevator.
3. A modification shall be granted to UDO Sec. 5.510.B.4.b(3)(a) to allow primary entrances and facades to be oriented towards parking lots or garages.
4. A modification shall be granted to UDO Sec. 5.510.B.4.c(6) to reduce the required percent of windows or doorways on walls facing a public street from 20% to 11% for Building Type C and 17% for Building Types A and B.
5. A modification shall be granted to UDO Sec. 8.620.B.1 to reduce the required parking lot setback adjacent to the right-of-way for the SW Arborwalk Boulevard roundabout from 20-ft. to 0-ft.
- ~~6. All roof mounted equipment shall be screened by:~~
 - ~~a. A parapet or similar feature equal to the height of the equipment being screened; or,~~
 - ~~b. A bolt-on inset screening system. (deleted by staff)~~
6. A 5-ft. wide ADA-compliant sidewalk shall be constructed along the SW Arborwalk Boulevard frontage.

Development Services Department

220 SE Green Street | Lee's Summit, MO 64063 | P: 816-969-1800 | cityofLS.net

Revised attachments include:

Preliminary Development Plan and Architectural Elevations, uploaded June 23, 2025 – 18 pages

Modification Request Letter, revision date June 23, 2025 – 2 pages