



March 3, 2026

**City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063**

**Re: PL2025340
John Knox Village Hybrid Villa PDP**

BHC has received the comments dated 02/03/26 and have the following responses.

Planning Review:

1. Please provide a comment response letter addressing the following requested revisions.

Response: Acknowledged.

2. SHEET C1.0. Total proposed parking is stated at 148 standard stalls, 6 ADA stalls. UDO Sec. 8.530, requires 1.5 stalls for every 1 or 2 bedroom unit and 0.5 stalls for every visitor space. That equals 135 stalls per unit and 45 stalls for visitor spaces. There is also the option for an alternate parking plan, with requirements outlined in UDO Sec. 8.540. An example of an alternate parking plan has been included for reference.

Response: Additional parking has been added along Shamrock in front of the villas that didn't have it previously to meet the required visitor parking requirement. A modification request is being provided to allow head-in parking along Shamrock Ave and Faith Drive to meet the required parking number. While these are private streets, they are more residential in manner with lower speed limits. It would be similar to cars backing out of driveways. The additional parking along those streets is also to accommodate visitor parking, which is less frequently utilized.

3. SHEET C.10. UDO Sec. 8.620.B.1 requires all parking lots be set back a minimum 20-ft. from any right-of-way or private street edge pavement. Some of the parking setbacks scale out to 15-ft. from private street edge pavement. If you are proposing that as a modification, we will need a modification request letter outlining the request, justification, and how the proposed plan meets the criteria outlined in 2.230.C.4.

Response: The parking along the south side of the villas has been shifted west to meet the 20-foot setback requirement.

4. SHEET L1.0. For the street tree landscaping requirement, a mix of deciduous and coniferous trees shall be provided.

Response: The landscaping called for with the street trees has been updated to incorporate some coniferous trees.



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5. SHEET L1.0. Open yard area landscaping requirements are based on total lot area excluding building footprints. The calculations provided also exclude the golf course area which is not allowed per the UDO. If you are proposing that as a modification, we will need a modification request letter outlining the request, justification, and how the proposed plan meets the criteria outlined in 2.230.C.4.

Response: The plan has been revised to meet the open yard area landscaping requirement.

Engineering Review:

Response: All comments acknowledged.

Fire Review:

Response: All comments acknowledged.

If you have any further questions, feel free to contact me at 913-663-1900 or by email at eric.byrd@ibhc.com.

Sincerely,



Eric Byrd, P.E.

Senior Project Engineer



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