



March 11, 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 03/20/26 and have the following responses.

Planning Review:

1. SHEET C1.0. On the site data table under the parking heading, could it be stated that xx number of parking spots are surface spots and xx are tuck under garage spots?

Response: The parking breakdown between surface and garage has been added to the data table.

2. SHEET C1.0. After evaluating the modification request and the justification, would it be possible to make the head-in spots on NW Shamrock Ave angled? That would match what exists on NW Hope Lane and could also potentially help with safety by eliminating people from backing out across two lanes

Response: The parking along Shamrock Avenue has been revised to be angled.

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,

A handwritten signature in blue ink that reads "E. Byrd".

Eric Byrd, P.E.

Senior Project Engineer



913.663.1900



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