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Re: Waiver of High Impact Buffer Along Rear Property Line

Dear City of Lee's Summit City Council Representatives,

After reviewing comments from the planning department on our final development plan submittal, we sent further questions in response which were followed up with a discussion with Shannon McGuire.

The review comment read as follows: *Once the property is rezoned, a high impact buffer will not be required along the south property line. However, due to the intensity of use of this property abutting residential, a high impact buffer is required by the UDO. Existing vegetation may be used to satisfy this requirement as long as it meets the minimum standards as outlined in Article 14, Section 14.050 of the UDO. Please Update the landscaping plan to reflect this requirement.*

According to the UDO, a high impact buffer must contain (1) a 6' masonry wall or opaque vinyl fence, as well as (2) low impact plant screening on both sides of the wall. In discussion with Shannon McGuire, it was agreed upon that providing landscape screening within our 20' rear buffer should be sufficient, since there is an existing wooden fence running along the property line between the residential properties.

To satisfy that requirement, we have applied "Low Impact- Screen C" to our rear buffer, which provides 8 shade trees, 8 ornamental trees, 8 evergreen trees and 29 shrubs, in addition to the existing vegetation that will be cleaned out and trimmed during site preparation.

Sincerely,

Katelyn Wolf



Driving community and industry forward, together.