



2018-202

LEE'S SUMMIT MISSOURI

DESIGN AND CONSTRUCTION MANUAL DESIGN MODIFICATION REQUEST

PROJECT NAME: Hook Farms

RECEIVED

PREMISE ADDRESS: 2020 SW Hook Road, Lee's Summit, MO 64082

MAY 10 2019

PERMIT NUMBER: _____

Development Services

OWNER'S NAME: Hunt Midwest Real Estate Development, Inc.

TO: The City Engineer

In accordance with the Lee's Summit Design and Construction Manual (DCM) Section 1002.A, I wish to apply for a modification to one or more specification (s). The following articulates my request for your review and action. (NOTE: Cite specific code sections and engineering justification and drawings.)

A waiver is requested for stream buffer at the site (outlined in Section 5605 of KC-APWA 5600) for the following reasons:

- Areas of encroachment into the required stream buffer do not disturb existing riparian vegetation, as the areas in question are currently being used for agricultural purposes (with the exception of grading for the SW Farmhouse Road crossing).
- All proposed residential lots which encroach within the required buffer width are outside of the 100-year floodplain.
- Per the Preliminary Stream Buffer Plan, 1.65 acres of required stream buffer is impacted while an additional 4.50 acres beyond the required offset is proposed. This provides a net gain of 2.85 acres within the buffer.
- No fill is provided within the areas of residential lots that encroach within the stream buffer, lessening the likelihood of erosion or settling.
- The layout in the southwest corner has been revised to minimize disturbance to the greatest extent possible. 0.19 acres of buffer is disturbed by proposed residential lots, while 0.38 acres of buffer is disturbed by the required water quality basin, which is permitted within the floodplain.
- Only four residential lots in the southwest area lie within the required 100' stream buffer setback; the narrowest width of buffer in that area is 67'.
- A 25' buffer is proposed next to Monarch View to preserve existing vegetation along the property line. Including this buffer moves the Hook Farms lots closer to the stream.

SUBMITTED BY:

NAME: Shannon Buster () OWNER (x) OWNER'S AGENTADDRESS: 1301 Burlington, Suite 100 Tel.# (816) 361.1177CITY, STATE, ZIP: North Kansas City, MO 64116Email: sbuster@olsson.comSIGNATURE: 

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net

FORWARDING MANAGER: Kent D. Monte RECOMMENDATION () APPROVAL ☒ DENIAL

SIGNATURE: Kent D. Monte DATE: 3 June 19

GEORGE BINGER III, P.E. - CITY ENGINEER: () APPROVED ☒ DENIED

SIGNATURE: David Loe for G.B. DATE: 6/3/19

COMMENTS Staff is concerned with the stability of Lots 149-152.
A stream stability analysis should be considered
prior to waiving the stream buffer.

A COPY MUST BE ATTACHED TO THE APPROVED PLANS