



September 13, 2019

Jennifer Thompson  
Planner  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

Dear Jennifer,

This letter is being submitted along with preliminary Final Development Plan drawings for the Paragon Star Village Project. The narrative that follows is intended to provide clarification and explanation to any item noted as 'Not Met' or 'Not Applicable' on the Final Development Plan Checklist.

Please review the submitted drawings and narrative that follows and contact me if you have any questions regarding the information provided.

Sincerely,

Eric Davis, PLA, ASLA

Senior Landscape Architect

## ***Final Development Plan Narrative***

### ***Submittal Requirements Table***

1. Completion of Zoning Districts, Design Standards and other Ordinance Requirement checklists not required for FDP submittal per phone conversation with Jennifer Thompson 9/10/2019.

### ***Table 3 – Final Development Plan***

1. Checklist Item C.8 Building Setback: Per conditional approval of the PDP (Ordinance No. 8644), 0-foot parking setbacks have been utilized for the Final Development Plan
2. Checklist Item C.12 Sanitary Sewer: Sanitary Sewer approval is being obtained from the City of Kansas City, Missouri.
3. Checklist Item C.13 Water & Sanitary Plans: Sanitary Sewer approval is being obtained from the City of Kansas City, Missouri
4. Checklist Item C.14 Water Demand: Water demand and detailed design will be provided as part of a separate Engineering Review Submittal. Proposed fire hydrant locations are provided on Sheet C003 of this submittal for fire review.
5. Checklist Item C.17 Open Space: Requirement does not apply; no dedicated open space is planned for phase one.
6. Checklist Item C.25 Oil & Gas wells: Requirement does not apply as there are no wells on the property (refer to note on C001)
7. Checklist Item C.26 Retaining Walls: Requirement does not apply as there are no required retaining walls (refer to sheets C003 and C004)
8. Checklist Item C.28 Lighting: Per conditional approval of the PDP (Ordinance No. 8644), pole height up to 28 feet above finished grade may be used within parking lots.
9. Checklist Item C.31 Mechanical Screening: Requirement does not apply as no ground-mounted mechanical equipment is proposed as part of the Final Development Plan.
10. Checklist Item C.32 Equipment Spec Sheets: Requirement does not apply. All mechanical equipment for proposed buildings will be roof-mounted.
11. Checklist Item C.33 Signs: Detailed design and final location of signs will be submitted in conjunction with a future sign permit package.
12. Checklist Item D.1 Building Elevations: Per conditional approval of the PDP (Ordinance No. 8644), architectural metal panels will be allowed as a conditional material.
13. Checklist Item D.2 Screening Materials: Per conditional approval of the PDP (Ordinance No. 8644), architectural metal panels will be allowed as a conditional material.



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14. Checklist Item E Floor Plan: Floor plans and detailed architectural drawings will be submitted at a future date for building permit review and approval.
15. Checklist Item H.1 Deeds: No deeds will be issued for this development.
16. Checklist Item H.2 Covenants: No covenants will be issued for this development.
17. Checklist Item H.3 POA Bylaws: No POA will be established within this development.
18. Checklist Item H.4 Conditions: Condition #4 of the PDP Ordinance (No. 8644) requires the Developer to provide written proof [that] a satisfactory development agreement has been recorded [with] the Jackson County Recorder of Deeds. This agreement is in process but is not yet complete.
19. Checklist Item H5 Engineering Plans and sub-items H.5.a through H.5.d: Engineering drawings and the application will be submitted to the City of Lee's Summit City Engineer under a separate cover.

**Table 4 – Other Requirements**

1. Checklist Item Sec. 8.790.A.2 Front Parking Setback: Per conditional approval of the PDP (Ordinance No. 8644), 0-foot parking setbacks have been utilized for the Final Development Plan
2. Checklist Item Sec 8.620.B.1. Parking setback: Per conditional approval of the PDP (Ordinance No. 8644), 0-foot parking setbacks have been utilized for the Final Development Plan
3. Checklist Item Sec 8.620.B.2 Parking setback: Does not apply – no adjacent residential use or district.
4. Checklist Item Sec 8.620.B.3. Parking setback: Per conditional approval of the PDP (Ordinance No. 8644), 0-foot parking setbacks have been utilized for the Final Development Plan
5. Checklist Item Sec 9.030.B Signs: Detailed designs for all signage will be submitted for review and approval as part of a future sign package