



### Neighborhood Meeting Notes

Meeting Date 11-7-19 at 6pm  
Location St. Andrews Pub  
Lakewood Club House  
651 NE St Andrews Cir, Lee's Summit, MO

Attendance Sheet is attached to this report

The meeting began at 6pm and Mr. Schlicht and Mr. Atcheson presented the project as a residential development consisting of Villas, Estate and Townhome type lots. The existing development plan was provided for reference and the overall concept and changes from the original plans was discussed. The City process to obtain approval and upcoming public meetings were identified by date and the residences opportunities to discuss the project at those meetings was discussed. The history of how and why the developer is proposing this plan were discussed and then the residents were asked if there were any questions and the following are a summary of those questions and responses provided:

- Why are you proposing more Townhomes?
  - o The developer has elected to proceed with an increase in Townhomes and a reduction in Estates lots because the market has proven that there is a demand for good quality Townhomes and there is still a good number of Estate lots available if a building would chose to construct a larger single family home. Additionally the developer described the new road network eliminated a number of double street lots, being a lots with a public street on the front and rear of the lot and the new plan adds a large amount of common green space, which the development team believes will provide a good buffer between the two development types and the previous plan this area was not present.
- Did this plan increase the overall Density of the Development?
  - o Yes, this plan will increase the overall density from 2.93 units per acre to 4.09 units per acre and specifically increase the Townhomes from 15 new units to 66 new units.
- On the previous plan there was a Landscape Easement along the entire north property line, can this be shown on the plan?
  - o Yes, on the resubmitted plan we will provide a Landscape Easement
- Can the developer or his team look into the existing retention pond on the north end because during heavy rain events the storm water goes overtop the trail and during the summer months the pond is covered with Green Algae?
  - o During the design process the existing conditions of the pond will be evaluated in more detail but based on previous site visits it appears the pond is constructed as designed and in good working order but the Owner's Association can look into the Algae and determine if some type of maintenance can be provided if you contact them.
- Why does the current plan have street parking for the development and what can be done to prevent someone from keeping a car there indefinitely?
  - o Discussion was provided as it relates to the benefit of providing off street parking in areas where there are townhomes to alleviate on street parking and it was described that this has been a point of conversation with City staff. As for the question concerning the length of time a car can be parked in a space the Owner's Association can make some requirements about that in the CC&R's.



Neighborhood Meeting  
November 12, 2019  
Chapel Ridge  
Lee's Summit, MO

- Is the developer willing to give us his word that he will not come back and remove anymore Estate lots if the Townhome lots continue to sell more quickly?
  - o Mr. Atcheson said he would not come back and modify the plan to make additional Estate lots west of Chapel Ridge Place into Townhome lots.
- A few of the current townhome owners commented that they hoped Higdon Construction would continue to build within the Townhome area because they like his homes.
- Some residents commented that they supported the vacation of Ralph Powell Road and some commented that they did not support the vacation of Right of Way, generally I would say more were supportive.

The above questions and responses are based on notes taken by Matt Schlicht at the Neighborhood Meeting and in my opinion accurately reflect the discussion from that meeting.

A circular professional engineer seal for the State of Missouri. The seal contains the text 'STATE OF MISSOURI', 'MATTHEW J. SCHLICHT', 'PE-2006019708', and 'PROFESSIONAL ENGINEER'. A blue ink signature is written over the seal, and the date '11/12/19' is written to the right of the seal.

Matthew J. Schlicht, PE PLS

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Description: Neighborhood Meeting  
SIGN IN SHEET

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