

December 11, 2019

Mr. Mike Weisenborn
Project Manager
City of Lee's Summit
220 SE Green St.
Lee's Summit, MO 64063

Re: Sequoia – Request for Modification of Zoning Regulations

Mr. Weisenborn,

The proposed Sequoia residential development requires modifications to the current zoning regulations. A variance from the following requirements is requested:

- 1) UDO Table 6-3, Article 6, Division I requires a 20 ft front yard building set-back from the roadway right-of-way for residential buildings. A request for modification of this requirement be applied to 1 building in the proposed development to allow for a 14 ft setback from the proposed right-of-way.
- 2) UDO Table 6-3, Article 6, Division I requires a 30 ft rear yard building set-back from the railroad right-of-way for residential buildings. A request for modification of this requirement be applied to 2 buildings in the proposed to development to allow for a min. 21 ft setback from the existing railroad right-of-way.
- 3) A request for waiver from the City of Lee's Summit Design and Construction Manual requirement is proposed for two un-detained sub basins (ProSE & ProW) based on a peak flowrate decrease under proposed conditions and fringe lot conditions. See the provided stormwater management plan for calculations and justifications for each un-detained sub basin.

Please feel free to contact me with any questions or additional comments.

Thank you,



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