

February 7, 2020

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) The City of Lee's Summit Unified Development Ordinance (UDO) Section 7.2.70.B.1 requires that: "The total number of cul-de-sac lots in a subdivision shall be no more than ten percent of the total number of lots in the subdivision." The current site plan shows 100% of the proposed lots on a cul-de-sac. A request for waiver from the City of Lee's Summit UDO is requested for 100% of lots in the proposed subdivision to be located on a cul-de-sac.
- 2) The City of Lee's Summit Unified Development Ordinance (UDO) Section 7.2.70.B.3 requires that: "Cul-de-sacs shall be no longer than 500 feet and the maximum number of dwellings shall be 20." The current site plan incorporated 24 total units on a cul-de-sac less than 500 feet. A request for waiver from the City of Lee's Summit UDO is requested for the additional 4 units on a cul-de-sac.
- 3) A request for waiver from the City of Lee's Summit Design and Construction manual requirement is proposed for two un-detained sub basin (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.
- 4) The City of Lee's Summit UDO Sec. 8.900.A required that the 4 north property line be screened with a high impact buffer due to dissimilar zonings between lots. This section also requires that low impact screening be added on both sides of the high impact screen. A request for modification from the City of Lee's Summit UDO is requested to all the high impact buffer to sit on the north property line and the low impact buffer to screen on one side.

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

Thank you,



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