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February 13, 2020

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

Re: **Sequoia – Neighborhood Meeting Notes (PL2019412)**

Mike:

The following notes were taken during the neighborhood meeting for the proposed Sequoia development. The meeting was held on Monday, February 10<sup>th</sup>, 2020 at 502 NW Olive St. (Time: 6pm) A total of thirty-one (31) surrounding property owners were notified of the neighborhood meeting. Fourteen (14) residents attended the meeting. Please see the attached sign-in sheet for more details about the residents in attendance.

1) Are the proposed buildings going to be two-stories?

Response: Yes, the proposed duplex units will be two-story homes.

2) Are the homes going to be for sale or for rent?

Response: The units will be for sale.

3) Who will maintain the proposed development?

Response: A Homeowners Association (HOA) will maintain the common property of the development.

4) Residents voiced their fear that the proposed development would become a rental property and run the neighborhood down.

Response: Developer explained why rental properties are not what run a neighborhood down. Added that the homes were planned to be for sale.

5) The residents expressed concerns that the railroad would cause people to not buy the proposed properties. This would in turn cause the properties to be rented. Renters would trash the properties.

Response: This has not caused current owners to leave their homes and will not cause that issue with this property in the future.

6) How many parking spaces will be provided for the proposed development?

Response: No parking will be provided with the project. Driveways for each unit have been designed to accommodate multiple parking spaces. On street parking has been restricted along the south side of the road and cul-de-sac for fire department access.

7) Residents expressed concern that the existing roadway and drainage system were not sufficient to support the project.

Response: The traffic requirements of the previous project were met with a higher density. The project density has been reduced by approximately 30%.

8) Residents expressed concern about stormwater and flooding.

Response: The stormwater and flooding concerns are on the southern side of NW Olive St. The proposed project will discharge the majority of the stormwater to the north. The City's stormwater requirements have been met for the

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proposed project.

9) Concerns were raised about sewage backups occurring as a result of the project.

Response: A sanitary impact statement was completed to verify that the proposed project would not negatively impact the existing 8" VCP main behind the residential houses along NW Olive St. The existing main has capacity to service the proposed development.

10) Residents expressed concern about the increased density.

Response: The development plan has decreased the total number of units from 36 to 24 from the previous plan. The density has been decreased to address the previous neighborhood concern about increased density in the area.

11) Have the building setbacks and roadway requirement for the project been accepted by staff?

Response: Staff has reviewed and commented on the building setbacks and roadway dimensions. All staff comments regarding the building and roadway setbacks will be addressed to comply with city development code.

12) How many duplex developments has the developer built in Kingsville, MO?

Response: The developer has not built any duplex units in his own hometown because there is no mark up for the development.

13) Will the proposed project have a fence around the perimeter?

Response: A 6' cedar fence is planned to be constructed around the perimeter of the proposed project.

14) Existing traffic conditions at the intersection of NW Olive St. and NW Orchard St. concern many residents.

School buses, delivery trucks, and increased traffic along each corridor are a major concern. Residents believe that the project should not be built in a neighborhood with an existing traffic issue.

Response: The project does not require roadway improvements because the zoning will remain the same.

15) How do the proposed detention ponds work? How deep is the southern pond? How close will the water be to the property south of the proposed project? Where is the southern pond discharge point?

Response: The pond outflow pipe is a smaller diameter than the inflow pipe. This allows water to release at a slower rate than it comes in. The southern pond has a maximum depth of approximately 3'. The maximum water surface elevation is required to be 20' from the proposed property line. Water will be at least 20' from the southern property when the pond is holding water. The southern pond outfall pipe and emergency spillway discharge towards the railroad right-of-way. The pond will not discharge towards the properties to the south.

16) Residents do not believe that flow along the railroad right-of-way discharges water to the north.

Response: The developer offered to take residents to the railroad right-of-way to show where the water flows.

17) How many parking spots are proposed? Residents expressed concern about on-street parking being used in the existing neighborhood.

Response: The cul-de-sac and south side of the development will be signed "no parking." Approximately 4 on-street parking spots will be provided for the development. Proposed driveways will be approximately 30' - 35' in length. These should provide sufficient parking for the proposed development.

18) Will the entrance to the proposed development be in the same place? (aligned with NW Orchard Dr.)

Response: Yes, the proposed entrance will be aligned with NW Orchard Dr.

19) Will a stop sign be required at the exit of the proposed development?

Response: There has been no discussion about a stop sign being required at this location. In response to this concern a stop sign will be added at the intersection of NW Olive St. and NW Orchard Circle.

20) Why are there no roadway improvements along NW Olive St. and NW Orchard Dr. required for this proposed plan?

Response: The proposed project will not require a change in zoning. The previous roadway improvements were required because of a proposed zoning change.

21) Will the proposed units be for sale or rent?

Response: Units will all be for sale.

22) Will the proposed project increase property value of the neighborhood?

Response: Developer provided reasoning as to why the proposed development will increase property value.

23) Residents asked several questions about the proposed Homeowner's Association (HOA) including:

- What will the HOA by-laws be? Has any thought gone into these requirements?

Response: The HOA by-laws have not been created at this time.

- What will the HOA dues be?

Response: Developer spoke about the previous Ironwood project having HOA dues approximately 50% lower than comparable developments.

- Who will administer the HOA?

Response: The developer, Dick Burton, will administer the HOA until he is no longer a majority owner of the proposed properties.

24) Neighbors expressed concern that the Chipman Rd. improvements were causing increase traffic through the neighborhood.

Response: The increased traffic from Chipman Rd. improvements are beyond the scope of this project and cannot be commented on.

25) Several residents agreed that they would not support the project until the roadways along NW Orchard St. and NW Olive Dr. were improved.

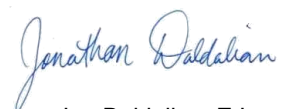
Response: Acknowledged.

Please feel free to contact me with any questions about the neighborhood meeting notes provided.

Thank you,



Mick Slutter P.E.



Jon Daldalian, E.I.

**RENAISSANCE INFRASTRUCTURE CONSULTING**

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