

Hector Soto

From: Alan Close <alclose67@gmail.com>
Sent: Monday, June 22, 2020 4:05 PM
To: Clerk
Cc: Hector Soto
Subject: Planning Commission Meeting 6/25/2020--Public Comments

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My name is Alan Close. I live at 1312 SW Heartwood Dr, Lee's Summit, MO, which is in the Woodland Glen subdivision.

Regarding Application #PL2020-037 - Final Plat - Woodland Glen 2nd Plat, I have the following comments and/or questions:

1. The sections labeled "Dedications" and "Restrictions" each contain a reference to the "WOODLAND GLEN HOMEOWNERS ASSOCIATION". According to the Deed Restrictions (CCR's) submitted by the developer the name of the new association will be "WOODLAND GLEN RESERVE HOMEOWNERS ASSOCIATION". To eliminate potential misunderstanding and confusion with the existing homes association, it would seem advisable to use the correct name in all instances where reference is made to the homes association or homeowners association in the 2nd Plat. The existing association for the 1st Plat is frequently referred to in various documents as the Woodland Glen Homes Association, so it seems the similarity of the names could become confusing.
2. A Common Area identified as Tract D2 on the 2nd Plat was previously shown as a residential building lot on the approved Preliminary Development Plan. Is the developer allowed to change the use of this area after approval of the preliminary plan? What is his planned use of this land? Can it be changed back to a residential lot? Tract D2 is not included on Exhibit A of the Deed Restrictions, which is the Legal Description of the land subject to the CCR's for Woodland Glen Reserve. Is the developer going to submit CCR's for Tract D2 to assign responsibility for it to the existing Woodland Glen Homes Association or will he retain all responsibility for maintenance, etc of this tract?
3. A Common Area identified as Tract E2 on the 2nd Plat was previously labeled Tract A on the Preliminary Development Plan. Although the planned use of this area has not changed, it too has been omitted from Exhibit A of the Deed Restrictions. Again, I would like to know if the developer is required to submit a CCR for this tract, or if not, does he retain all responsibility for maintenance, etc.

Thank you for considering these issues.

Alan Close

