

Hector Soto

From: Josh Johnson
Sent: Wednesday, July 8, 2020 3:30 PM
To: Hector Soto
Subject: FW: Testimony Concerning Middle School Development Plan (PL2020134)

Yours Truly,

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From: jim cronin <jtcftir@gmail.com>
Sent: Wednesday, July 8, 2020 3:26 PM
To: Clerk <Clerk@cityofls.net>; Josh Johnson <Joshua.Johnson@cityofls.net>; Nancy Blackwell <nblackwell@chinnery.com>
Subject: Testimony Concerning Middle School Development Plan (PL2020134)

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To: Planning Commission and City Council

I'm Jim Cronin, owner of the Historic Bailey Farm that is adjacent to the proposed Middle School. I'm supportive of the proposed Middle school as the 52 acre site was sold with the knowledge it would be the site of a new school.

After evaluating the Preliminary Development Plan and supporting documents I have a series of concerns that I would ask the Planning Commission and City Council to consider:

Runoff from Proposed School Site

As accurately stated in the Storm Water Study, the stream that forms the east boundary between the school site and the farm receives runoff from the development to the North and a portion of the 52 acre school site. While the study provides a thorough analysis of the design and sizing of the storm water mitigation plan, my concern is the total volume of runoff will significantly increase. The area around the small stream already is subject to erosion especially near the southernmost region of the farm. I'm requesting a more detailed review of the storm water runoff mitigation plans and possible improvements to the existing stream to stabilize the areas that accept the flow from the 4 water detention basins.

Sanitary Sewer Plan

Section 7 of the Preliminary Development plan indicates plans for the sanitary sewer service have yet to be resolved pending a further study. At this time, the future of the Bailey farm is uncertain. While the property is

for sale, it may remain a farm for many years. I would ask that as sanitary sewer plans are reviewed, that those plans would accommodate a future housing development on the Bailey farm tying into the sanitary sewer serving the proposed school.

Water Line

Section 7 of the Preliminary Development plan (item 8), lists fees for water line extension to the east boundary of the site. The details of this water line extension are not clear and I would ask that a similar consideration be given towards the possible development of the Bailey farm and tie in to this future water line.

Traffic Impact on the Home at Bailey and Ranson Roads

The traffic study indicates the need for construction of two turn lanes at the intersection of Bailey and Ranson roads. The impact of these turn lanes on the historic Bailey home, built in the early 1900's, cannot be overstated. A quick look at a satellite map shows the proposed left turn lane from eastbound Bailey road onto northbound Ranson could eliminate 20 or more feet from the north portion of the yard. The same is possible for the turn lane from northbound Ranson onto westbound Bailey roads, potentially eliminating 20 or more feet from the east portion of the yard. In addition to the loss of yard, several large trees will also be lost to the turn lanes. Further, at high traffic volume times, the home's current driveway will create an unsafe condition particularly if making a left turn (west on Bailey road). The cumulative effect of higher traffic volume and reduced buffers on the north and east sides of the home will certainly negatively impact the home's value and potentially make this grand old home uninhabitable.

Traffic Impact on Future Development of Bailey Farm

The traffic study provided for expected increases with the construction of the school. If Bailey farm is developed will the school traffic negatively impact the positioning of Bailey road entrances to a potential housing development?

I'm looking forward to better understanding and working through these concerns.

Thanks
Jim Cronin