

# LS Memorandum

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## City of Lee's Summit

To: [Woodland Glen Phases 1 and 2 File ]

From: [Joshua Johnson, Assistant Director, Plan Services ]

CC: [Planning Staff, Gary Sears, Mark Dunning ]

Date: [June 12, 2020 ]

Re: [Appl. #PL2000-001 and PL2000-002 Rezone from R-1 to PUD and Preliminary Site Plan located at the NE corner of Ward and Scherer- Woodland Glen - **\*\*Single-family Residence Elevation Standards\*\***]

[The developer for Woodland Glen phases 1 and 2 has committed to the use of high quality materials for single-family residences. The minimum standard is the use of stucco on all four sides of residences. Higher quality materials such as stone, manufactured stone and brick may be substituted for stucco. Phase 1 of the development did not include sample elevations of the single-family product. If there are disagreements with builders this memo and the attached email should be used for justification for these standards. Planning staff's review of elevations must require the minimum standard of stucco on all four sides.

Attachments: email from the developer John Duggan]

## Josh Johnson

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**From:** Mark Dunning  
**Sent:** Thursday, June 11, 2020 3:22 PM  
**To:** Josh Johnson  
**Subject:** FW: Woodland Glen single-family elevations

*Yours Truly,*

**Mark Dunning, MPA** | Asst. City Manager, Development Services & Communications  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1026 | [cityofLS.net](http://cityofLS.net) | [Mark.Dunning@cityofls.net](mailto:Mark.Dunning@cityofls.net)



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**From:** Ryan Elam <[Ryan.Elam@cityofls.net](mailto:Ryan.Elam@cityofls.net)>  
**Sent:** Monday, June 1, 2020 4:55 PM  
**To:** Mark Dunning <[Mark.Dunning@cityofls.net](mailto:Mark.Dunning@cityofls.net)>; David Bushek <[David.Bushek@cityofls.net](mailto:David.Bushek@cityofls.net)>  
**Subject:** FW: Woodland Glen single-family elevations

*Yours Truly,*

**Ryan A Elam, P.E.** | Director of Development Svcs.  
220 SE Green Street | Lee's Summit, MO 64063  
816.969.1202 | [cityofLS.net](http://cityofLS.net) | [Ryan.Elam@cityofls.net](mailto:Ryan.Elam@cityofls.net)



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**From:** Hector Soto <[Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)>  
**Sent:** Monday, June 1, 2020 4:55 PM  
**To:** Ryan Elam <[Ryan.Elam@cityofls.net](mailto:Ryan.Elam@cityofls.net)>  
**Subject:** FW: Woodland Glen single-family elevations

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**From:** John Duggan <[jduggan@kc-dsdlaw.com](mailto:jduggan@kc-dsdlaw.com)>  
**Sent:** Monday, June 1, 2020 4:54 PM  
**To:** Hector Soto <[Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)>  
**Subject:** RE: Woodland Glen single-family elevations

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Hector,

Yes, of course we plan stucco four sides on all single family lots including vacant lots. Thanks. John Duggan.

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**From:** Hector Soto <[Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)>  
**Sent:** Monday, June 1, 2020 4:50 PM  
**To:** John Duggan <[jduggan@kc-dsdlaw.com](mailto:jduggan@kc-dsdlaw.com)>  
**Subject:** RE: Woodland Glen single-family elevations

Mr. Duggan,

I have one more follow-up for you. Does the commitment to stucco on all sides also apply to the vacant lots in the existing Phase 1? You mentioned in your testimony that it applied to all of the single family areas.

Thank you again.

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**From:** John Duggan <[jduggan@kc-dsdlaw.com](mailto:jduggan@kc-dsdlaw.com)>  
**Sent:** Monday, June 1, 2020 3:30 PM  
**To:** Hector Soto <[Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)>  
**Subject:** RE: Woodland Glen single-family elevations

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Hector,

Yes, stucco on all four sides is required for the single family lots. Thanks. John Duggan.

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**From:** Hector Soto <[Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)>  
**Sent:** Monday, June 1, 2020 3:09 PM  
**To:** John Duggan <[jduggan@kc-dsdlaw.com](mailto:jduggan@kc-dsdlaw.com)>  
**Subject:** Woodland Glen single-family elevations

Good afternoon Mr. Duggan,

With the Woodland Glen 2<sup>nd</sup> Plat application currently going through the approval process, I am writing you to follow up on some details for the single-family lots. During the preliminary development plan public hearing, you committed to the use of stucco on all sides of the detached single-family residences. Would you please confirm that it is still the case that the single-family residences will have stucco on all sides? We have not been provided any elevations to date that depict the use of stucco on sides of these homes. We don't want to get to the point of building permit review, whenever that may be, on individual single-family residences only to find that the use of materials has changed and thus may result in a possible delay in the issuance of building permits while we sort out the matter.

Thank you for your time.

*Yours Truly,*

**Hector Soto, AICP** | Planning Manager  
220 SE Green Street | Lee's Summit, MO 64063  
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