



Via: Email
November 2, 2020

Dawn Bell
Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1242

Email: Dawn.Bell@cityofls.net

RE: Streets of West Pryor
Lots 7 and Tract C – Application Number PL2020274
Lee's Summit, MO

Dear Dawn:

The following is provided as a summary of our plan revisions in response to the Applicant's Letter dated October 12, 2020. The plan revisions are summarized as follows:

Electronic Plans for Resubmittal:

One set of the plans in pdf format have been uploaded to the portal. The resubmittal includes the following:

Excise Tax:

Understood, please provide calculated Excise Tax amount for each structure shown on Lot 7 and Tract C Townhomes.

Notice Requirements:

Surrounding Property Owners: Please forward the list of required property owners within the 300 feet radius as required for the notices.

Notice Signs: Please advise when the signs are available and we will post and complete the affidavit.

Neighborhood Meetings: We understand that the requirement for neighborhood meetings has been suspended but we have been and will continue to meet with local neighborhood groups including Bent Tree Bluffs and Summerfield.

Planning Review:

1. Sheet C2.1 has been added to show the rezoning areas as requested.
 - a. The work document for the rezoning legal descriptions is included for your use.
 - b. As suggested, applicant hereby amends request for rezoning specific parcels in accordance with the zoning exhibit from R1 to RP4.
2. Attached is the modification request for required for the following:
 - a. Required apartment parking.
 - b. Substitution of medium impact buffer for high impact buffer between R-1 and RP-4 zoning districts.
 - c. Increased dwelling unit density: A modification request is **not** required as the site data table on sheet C3.0 incorrectly showed 184 units for building 2. The correct



number of dwelling units for building 2 is 84 resulting in an overall dwelling unit per acer ratio of 22.36. This is a reduction in the original PDP approval of 24.2 to 22.36 dwelling units per acre.

3. The overall parking reduction request will be submitted separately to the Director.
4. The sit down restaurant shown in the sketch is conceptual in nature and is provide for the overall parking summary discussed below and should be disregarded from this PDP approval request.
5. The overall hotel, apartment and townhome square footages have been added to the site data table shown on sheet C3.0.
6. We are platting tract C as a single lot. A draft of the final plat is being submitted under separate cover. The plat will create 4 lots from the existing lot 7 and tract C. A depiction of the proposed plat is shown on Sheet C2.1
7. Street trees as a part of the medium impact buffer have been added to the Lowenstein frontage of the apartment lot and townhome frontage extending to the site western boundary.
8. The private road, Black Twig Circle has been labeled.
9. Additional shrubs have been added along the apartment parking lot to comply with the parking lot screening requirement.
10. Street trees and shrubs have been added along the townhome frontage along Black Twig Circle.
11. The building footprint areas shown on the site data table on sheet C3.0 for the apartment buildings have been revised to 83,700 square feet (Building 1: 45,200 and Building 2: 38,500) and total building area of both three story apartment buildings totaling 250,600 square feet. Sheet C15.0 has also been revised to reflect the building area of 83,700 square feet and the open space area of 274,798. The landscape requirements have been recalculated based on these square footages.
12. The exterior building wall lighting specifications will be provided.
13. The hotel elevations are concept in nature. It is requested the additional information for the hotel is deferred and an additional PDP submittal will be made for the hotel lot development.
14. Townhome Elevations: We have shown the townhome elevations to members of the Bent Tree and Summerfield homeowner's association. We believe we have the homeowner's support for the townhome development.
15. Revised apartment buildings' 1 and 2 elevations are attached. The elevations have been revised to increase the vertical articulation in the parapet walls. It is noted that additional vertical articulation is perceived by viewing the buildings from the ground level due to significant wall surface articulation created by balconies and other elements. Please refer to the perspective views to better understand the three dimensional articulation. A photo of the material board is also included.
16. Standard detail sheets were added as Sheets C20.0 and C21.0.

Engineering Review:

1. The storm water drainage study has been revised as requested. Additional exhibits have been added to create a standalone study without relying on the previously approved report.
2. The sanitary sewer study has been revised as requested. Additional exhibits have been added to create a standalone study without relying on the previously approved report No comments received.
3. Please provide the contact for the city's third party reviewer of the mine remediation plan.
4. Sheets C9.0 have been created to enlarge the detention basin discharge connection to the existing storm structure in Lowenstein Drive.



5. Line types for existing water main has been clarified.
6. Line types have been clarified for existing storm pipe and structures.
7. Sheet C19.0 has been created to separate 1. grading and storm sewer; 2. Water Distribution; 3. Sanitary Sewer.

Traffic Review:

1. The traffic memo prepared by McClure Engineering is included in the resubmittal. The traffic memo has been amended to address the following:
2. The intersection at Black Twig and Chipman does not meet warrant requirements for a signal.
3. The intersection of Black Twig and Lowenstein does not warrant an all-way stop.
4. An illustration showing the location of new has been added to the traffic memo.
5. An assessment of the impacted trip distribution is included to compare the 2018 Generated Trip Distribution to the Proposed Trip Distribution.
6. The site sketch has been revised to show green space in lieu of athletic courts as the use of that space will be accessory to the restaurant space and not an independent operation.
7. For clarification, half road improvements for residential street standard to Lowenstein Drive will be required along the project frontage extending from the existing Black Twig improvements to the western boundary of the site.

Fire Review:

2. Sheets C17 and C-18 have been created to show the following:
 - a. demonstrate aerial fire apparatus access roads along the entire length of each building.
 - b. Fire hydrant locations have been highlighted for easy reference.
 - c. Hose length dimensions are provided from each fire hydrant showing building coverage in all cases is less than 300 feet of hose length.
 - d. Fire department connection locations have been added.
 - e. Dimensions from fire hydrant to FDC has also been added to show less than 100 feet of separation.
3. Separate sheets have been created to highlight site dimensions, water main and hydrant locations, grading, storm drainage and sanitary sewer.

List of Submitted Materials:

1. Civil Sheets C-1 thru C-21.0.
2. Word document files for legal descriptions for rezoning.
3. McClure Engineering traffic memo dated October 14, 2020 pages 1 thru 33.
4. Apartment Buildings' 1 and 2 colored elevations, floor plans, perspective views and material board.
5. Townhome typical colored building elevation, perspective and material board (same as Apartment)
6. Exterior building wall lighting specifications.

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington



Streets of West Pryor, LLC

cc: Drake Project File w/ 1 set enclosures