



Via: Email
December 3, 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 November 17, 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. UDO Article 2, Section 2.260 B and C response letter dated December 3, 2020 is attached.
2. Legal descriptions for the rezoning and respective development areas area attached in word format.
3. Sheet C2.1 revised to add vicinity map.
4. There is no real phasing to the project. Both apartment buildings will start at the same time. The Townhomes will start concurrent with the apartments and progress from Lowenstein westward. The Hotel development is conceptual and does not have an



- anticipated start date at this time. We have added a phasing chart to Sheet C3.0 to show Apartments as phase 1; Townhomes as phase 2 and Hotel as phase 3.
5. See attached Modification Request letter dated November 24, 2020 and is required for the following:
 - a. Required apartment and townhome 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.
 6. The overall parking reduction request will be submitted separately to the Director.
 7. The apartment building 2 unit count is 84 units. No action required.
 8. Sheet 3.0 asterisk in the parking table is needed for the modification request per above. The asterisk has been placed accordingly.
 9. The Minor plat has been revised and resubmitted under separate cover. Lot numbering has been revised to be lots 7A, 7B and 7C.
 10. The overall parking reduction request will be submitted separately to the Director.
 11. The parking count for the Hotel is 88 rooms with 99 parking spaces.
 12. It is requested that staff include additional conditions regarding approval of the future hotel building elevations.
 13. Sheet C2.0 has been revised to show the required 300 feet radius for the buffer.
 14. Apartment building roof top equipment is screened using raised parapet. A note has been added on the elevation indicating such.
 15. Refer to the parking modification request for the apartment and townhome parking clarifications. Sheet C3.0 has been revised to correct the parking table and coordinate with the modification request.
 16. Sheet C16.0 has been revised to show street frontage trees and shrubs along Black Twig Circle. Refer to Modification request letter.
 17. The name of NW Black Twig Circle has been revised on all sheets.
 18. Refer to Modification request letter for clarification of landscape requirements along Black Twig Circle.
 19. The landscape requirement table has been revised based on the Modification Request letter.

Engineering Review:

1. 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.

Traffic Review:

1. No Comments

Fire Review:

1. Understood and agreed.
2. The fire access road complying with the requirements has been placed within 30 feet of the north side of apartment building 1 and south side of apartment building 2. A fire access road is on the west side of the hotel.
3. Dead ends have been eliminated from the fire access roads.



4. Black Twig Circle is shown as 26 feet of pavement and 1 foot gutter on each side totaling 28 feet of driving surface.
5. The Fire Access Roads shown on sheet C17 and 18 are shown to have an unobstructed width of 26 feet.
6. Water supply requirements are understood.
7. Fire Department connection for all buildings are shown to be within 100 feet of a fire hydrant. The FDC for the hotel has been added. Refer to sheets C17 and C-18.
8. No parking fire lane signs have been added to sheet C17 and 18 along the south side of NW Black Twig Circle.
9. A note has been added to Sheet C17.0 and C18 describing the pavement section requirements.
10. Completion of fire access roads and water supply prior to permitting vertical construction is understood.
11. A mine safety plan will be provided under separate cover

List of Submitted Materials:

1. UDO Article 2 response letter Dated December 3, 2020.
2. Word document files for legal descriptions for rezoning.
3. Modification Request Letter Dated November 24, 2020
4. Apartment Buildings' 1 and 2 colored elevations.
5. Civil Sheets C-1 thru C-21.

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