



May 21, 2021

City of Lee's Summit, Missouri
Development Services
Attn: Dawn Bell
220 SE Green Street
Lee's Summit, MO 64063

**RE: Osage 3rd Plat – Residential Rezoning with Preliminary Development Plat
(PL2021134)**

We are responding to your comments dated May 7, 2021 and are submitting with this letter revised plans and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in black ink, appearing to read "Chris Holmquist". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris Holmquist

Planning Review

1. The total number of cul-de-sac lots in a subdivision shall be no more than 10% of the total number of lots in the subdivision. As I calculate it, the addition of lots 79-86 to the overall Osage subdivision put the total number of cul-de-sac lots at 12.6%. Please provide a narrative statement that explains the need for modification of the applicable zoning district regulations. Please ensure the narrative includes a justification for the request.
Acknowledged. A narrative statement (memo) has been included with the resubmittal package.
2. Please add a note to sheet A-1 indicating area in square feet of the proposed units.
A note has been added to Sheet A-1 indicating area of proposed units.
3. Please add a note to sheet A-1 indicating the building height.
A note has been added to Sheet A-1 indicating proposed building height.

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures, premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Acknowledged.

2. Change the name of Rivengate Court. The "riven" series of names is used another part of the city.

The street name in question has been changed to Knoxville Court.