

CAVE STATE DEVELOPMENT, LLC
569 Melville Ave., Suite 208
St. Louis, Missouri 63130

August 10, 2021

Re: Douglas Station Apartments – Preliminary Development Plan Resubmittal

This letter is in response to the comment letter from the City of Lee's Summit dated July 23, 2021.

The Neighborhood Meeting was held July 27, 2021. Two neighbors attendd the meeting and provided minimal comments. Neighborhood Meeting notes are included in the resubmittal.

A separate cover letter from Quist Engineering, Inc. covers revisions and comments related to the civil plans. Additional notes related to the resubmittal are below.

Planning Review

Comment #10: Requested information has been provided. Please refer to ME2.1P & ME2.2P for all required information.

Comment #11: Mechanical equipment (condensing units) are delineated on the site plan and applicable screening has been added to the landscaping plan.

Comment #20: The development will most likely be built out in one phase but it could potentially be built in two phases. A phasing plan in included in the resubmittal.

Comment #22: Applicable screening has been added to the landscape plan.

Comment #23: An Alternative Parking Plan is provided in the resubmittal.

If anyone has comments, questions or needs anything else, please let me know.

Thank you,


Jacob Engle
Cave State Development, LLC