



# LEE'S SUMMIT

## MISSOURI

---

August 23, 2021

Tom Hardin – Applicant  
Gayle Hardin - Applicant  
2340 SE Ranson RD  
Lee's Summit, MO 64082

**RE: 2340 SE Ranson RD – Payment in Lieu of Sidewalk Construction Request**

Pursuant to Article 7. – Subdivisions, Division IV. – Minimum Public Improvements, Section 7.370. – Sidewalks, item C. Payment in lieu of sidewalk installation, of the Unified Development Ordinance of the City of Lee's Summit, a request for consideration of a payment in lieu of sidewalk installation was received on August 6, 2021.

A minor plat is proposed at 2340 SE Ranson RD to subdivide an existing 18 acre agricultural parcel into two lots to facilitate the construction of an additional single-family home. The new lot will be approximately 4 acres with the remaining 14 acres staying as an agricultural use with an existing home. The property is surrounded by similar uses to the north and south, a creek to the west, and James A. Reed Memorial Wildlife Area to the east. The nearest sidewalk to the proposed property is approximately 1.5 miles to the north.

Given the distance to the nearest sidewalk, it is more beneficial to construct sidewalks that connect to the existing network and do not create additional gaps in the network. This payment in lieu of sidewalk installation meets the intent of the UDO section referenced above and is approved.

Yours Truly,

Ryan A. Elam, P.E.  
Director of Development Services