

FREELAND and KAUFFMAN, INC.

ENGINEERS & LANDSCAPE ARCHITECTS

August 12, 2021

City of Lee's Summit, MO

Development Services

220 SE Green Street

Lee's Summit, MO 64063

Phone: (816) 969-1200

Subject: Caliber Collision - Lee's Summit, MO

710 SE Blue Parkway

Lee's Summit, MO 640633

Attn: Ryan Elam - Director of Development Services

This letter is being sent in regards to the Commercial Preliminary Development Plan Application for the subject development. It is intended to request a consideration for exemption, and respective payment, in lieu of the construction of sidewalks along SE 7th Terrace and SE Blue Parkway. Per Section 7.370 of the City of Lee's Summit Unified Development Ordinances, consideration can be given to engineering plans if one or more of the criteria listed in that Code's section apply to the development in question. One such criteria states that consideration may be granted if "Adjacent properties have been developed without sidewalk and the nearest existing sidewalk connection to the subject property exceeds 660 feet". This applies to both right-of-ways abutting the Caliber Collision site.

For SE 7th Terrace, no properties on the southern margin of the right-of-way within 600 feet of the Caliber Collision development have a sidewalk to connect to. The closest development along the road's south right-of-way that has a sidewalk connection is approximately 1,200 feet east of the property measure along the right-of-way (it is the property having address 1025 SE 7th Terrace and PIN: 61-620-16-03-00-0-00-000 per the GIS).

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For the SE Blue Parkway right-of-way, no properties within 600 feet of the Caliber Collision development have a sidewalk connection, and the closest development along the SE Blue Parkway right-of-way that has sidewalks is approximately 3,500 feet east of the property (it is the property having address 1500 SE Blue Parkway and PIN: 61-610-11-06-00-0-00-000 per the GIS). Additionally, SE Blue Parkway (a MoDOT maintained road) has a drainage ditch along the north margin of the road's right-of-way and substantial changes in grade. Constructing a sidewalk (in compliance with all ADA regulations) within, across or along this drainage ditch would not be feasible without making major alterations to the existing stormwater drainage patterns along the right-of-way. Discussions with Melissa Black and Nathan Juliana of the Kansas City District of MoDOT has shown that sidewalks are not required along this road (per DOT standard requirements) and alterations to the drainage pattern are not preferred.

See attached Aerial Photograph on the following page for additional information.

Please use the information enclosed within this letter to consider the aforementioned request. Should you have any questions, or should you require additional information, please contact me directly at 864.672.3432 or <mailto:bcox@fk-inc.com>.

Thank you.

Sincerely,

Blake Cox

Untitled Map

Write a description for your map.

Legend

Caliber Collision Property

Nearest Property with sidewalk along SE 7th Terrace
(PIN: 61-620-16-03-00-0-00-000)

Nearest Property with sidewalk along SE Blue Parkway
(PIN: 61-610-11-06-00-0-00-000)

~1,215 FT

~3,625 FT

Caliber Collision - Lee's Summit



1000 ft

