

# **FDB Land Holdings, LLC**

105 N. Stewart Ct., Suite 225  
Liberty, Missouri 64068  
Phone 816.918.1612

May 20, 2022

***VIA EMAIL DELIVERY TO:***

City of Lee's Summit, Missouri  
**Ryan A Elam, P.E.**, Director of Development Svcs.  
220 SE Green Street,  
Lee's Summit, MO 64063

**RE: Request for Approval of Payment In Lieu of Sidewalk Construction**

Market Street Center, 3501 SW Market Street  
Plat Application PL2022039  
Permit PRCOM20221422

Mr. Elam,

As you are aware, we are developing the project to be known as Market Street Center at approximately 3501 SW Market Street. The location of this property is between SW Market Street and Highway 291, situated such that no future development is reasonably anticipated to occur north of our site along the east side of SW Market Street. A public sidewalk (281 lineal feet) will be extended from the existing terminus at Firestone north to our main drive approach, but throughout the PDP and FDP approval processes for Market Street Center, your staff has concurred that extension of a public sidewalk northerly past the main drive approach into our new development would result in a dead end "path to nowhere" that would be seldom utilized and which would not meaningfully enhance pedestrian connectivity to surrounding developments and public infrastructure.

As such, and in accordance with Section 7.370(C) of the Lee's Summit Unified Development Ordinance, I hereby respectfully request your approval of accepting a payment in lieu of sidewalk construction for 577 lineal feet of sidewalk along SW Market Street; Mr. Scott Ready has advised me that this equates to a payment in lieu of sidewalk construction of \$14,425.00 (577 LF @ \$25.00/LF).

Thank you in advance for your consideration. If you have any questions or concerns regarding this request, please feel free to contact me via e-mail at [john.davis@realforesight.com](mailto:john.davis@realforesight.com) or you are welcome to contact me on my direct line at 816.918.1612.

Sincerely,

**FDB Land Holdings, LLC**



John R. Davis, Jr., President

cc:

Mr. Jay Ferguson, FDB Land Holdings, LLC (by e-mail)