



April 24, 2023

Mike Weisenborn, Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: WOODLAND GLEN, 2<sup>ND</sup> PLAT, LOTS 34 THRU 59 AND TRACTS A2 THRU E2  
1425 SW WARD RD, LEE'S SUMMIT, MO 64081  
1515 SW WARD RD, LEE'S SUMMIT, MO 64081  
1000 SW WINTHROP DR, LEE'S SUMMIT, MO 64081  
1401 SW WARD RD, LEE'S SUMMIT, MO 64081**

This letter is regarding the above-referenced project comments received April 20, 2023 to which we have the following response:

**Analysis of Final Plat – Planning Review**

1. RESUBMITTAL. A revised final plat addressing all outstanding items identified by staff shall be submitted and reviewed by staff prior to the plat being included on a City Council agenda for second ordinance reading.  
**Response: This letter is in response to addressing outstanding items on the revised attached plat.**
2. CITY SIGNATURE BLOCK. Replace Ryan A. Elam, P.E. with Josh Johnson, AICP for the Director of Development Services signature line.  
**Response: The City Signature block has been updated per comment.**
3. COMMON PROPERTY DEDICATION. Revise the common area dedication paragraph for Tracts A2-D2 to dedicate ownership and maintenance of the tracts to their correct respective HOAs (i.e. A2-C2 to the Woodland Glen Reserve Homes Association and D2 to the Woodland Glen Homes Association).  
**Response: The dedication verbiage for tracts has been revised per comment.**
4. HOA NAME.
  - a. The name of the existing HOA for Phase 1 of Woodland Glen is incorrectly referenced throughout the plat document as "Woodland Glen Homeowners Association". Revise all references to the existing HOA to reflect its correct name of "Woodland Glen Homes Association".  
**Response: The existing HOA name has been revised to "Woodland Glen Homeowners Association" for Tract D2.  
All other HOA references have been revised to "Woodland Glen Reserve Homeowners Association" referring to Phase 2 of Woodland Glen.**

- b. Please double-check the associated CC&Rs to look for any necessary corrections to the HOA name referenced.

**Response: All references in the proposed CC&Rs related to Woodland Glen Homes Association (for Lots 56-60 and Tract D2) are correct.**

5. DEVELOPMENT STANDARDS. Add a table to the plat of the adopted development standards governing the single-family estate lots (Lots 56-60) and attached villa lots (Lots 34-55). Please refer to the email I previously sent dated March 24, 2023 to Mr. Duggan, Mr. Burnick, and Mr. Rinne for a copy of said development standard table that can be copied and added to the plat. Reach out to me if you need me to re-send said table.

**Response: Table has been added to plat per comment.**

Thank you for your review of this project. Should you have additional comments/questions, please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

David A. Rinne, PS

President

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/mr

Attachment