



September 8, 2023

Mr. Shannon McGuire  
Planner  
City of Lee's Summit

Take 5 – Lee's Summit, MO

Mr. McGuire,

During our Preliminary Development Plan review we received a comment stating that “The proposed zoning district (CP-2) requires a high impact landscaping buffer when adjacent to RP-2 (located to the west) and R-1 (located to the north) zoning districts. The requirements of the buffer include a 6' fence.”.

It was discussed, in our Applicant Meeting, that the existing wooded area and stream buffer would prove to be problematic for the installation of a fence. It was also discussed that the fence should not be installed on the top of the existing retaining wall.

As a result, I am requesting that we be able to use the existing wooded area as the buffer so we can eliminate the requirement for the fence. I have attached two pictures, showing the existing wooded area which is located between our site and the adjacent RP-2 and R-1 zoning districts. The pictures were taken in June and November of 2021, and both show dense vegetation throughout the year.

The following picture was taken from Google Earth. The view is from Hwy. 291 and looking westward in the direction of the adjacent RP-2 and R-1 zoning districts. (Picture taken 11/2021)



The following picture was taken from Google Earth. The view is from the existing driveway which connects to Hwy. 291. It is looking northwest in the direction of the adjacent RP-2 and R-1 zoning districts. (Picture taken 6/2021)



Sincerely,

**Patrick Mathes, P.E.**

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