

Daniel Fernandez

From: Paul Menne <menne007@msn.com>
Sent: Wednesday, August 28, 2024 10:09 AM
To: Daniel Fernandez
Subject: Fwd: THE TOWNHOMES OF CHAPEL RIDGE - 3RD PLAT (3 of 3)
Attachments: Chapel Ridge Development Protest 3 of 3.pdf

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Sent from my iPhone

Begin forwarded message:

From: Paul Menne <menne007@msn.com>
Date: August 26, 2024 at 3:39:18 PM CDT
To: Cynda Rader <Cynda.Rader@cityofls.net>, Beto Lopez <Beto.Lopez@cityofls.net>
Cc: Fred DeMoro <Fred.DeMoro@cityofls.net>
Subject: Re: THE TOWNHOMES OF CHAPEL RIDGE - 3RD PLAT (3 of 3)

Resending 3 of 3.

On Aug 26, 2024, at 3:29 PM, Paul Menne <menne007@msn.com> wrote:

Ms. Rader and Mr. Lopez,
On Friday, 8/23/2024, the LS Current Development Activities website displayed Permit Number PL2024217, Residential Rezoning with Preliminary Development Plan, for the Townhomes at Chapel Ridge.

I shared this news with 22 of my neighbors, and they immediately signed a statement of opposition to this application. Many said they had purchased their homes with the understanding of the Preliminary Development Plan approved in 2020 which identified 9 single family lots and 22 multifamily lots with a defined "green space" separating the two areas. The current application and revised Preliminary Development Plan shows NO single family lots and 29 multifamily lots.

Ms. Rader, you asked if we would be okay with townhomes that were owner occupied only. I think the neighborhood answer to that question is, "No." We agreed and accepted a revised plan in 2020 which reduced the number of single family lots from 31 to 9 and increased the number of townhome lots from 7 to 22. As noted above, many neighbors moved into the neighborhood after 2020 with the understanding of the revised PDP. They do NOT want this plan ignored and changed.

I understand the rezoning request must be formally accompanied by a Public Hearing. Please accept the attached file, including a statement of opposition along with 25 signatures, as an indication of our feelings towards this proposal.

As an added note, please note that the developer and builder of this area, recently completed and sold four single family homes on Lone Hill Drive. None of these multistory homes meets the neighborhood covenants for minimum finished area.

Thank you all for your time and understanding. We will actively stay involved in the next steps of the rezoning process.

Regards,
Paul Menne
607 NE Lone Hill Dr
816-529-4428

cc Fred DeMoro, Councilman
Randy Wisthoff, Lakewood Property Owners Association Board Member

On Aug 21, 2024, at 1:25 PM, Cynda Rader <Cynda.Rader@cityofls.net> wrote:

Hello Mr. Menne,

You are correct to say that a developer would have to go through a rezoning process to change this area to multifamily but my question for you is, would you be ok with townhomes that were owner occupied only? I am fairly confident that could be achieved with a deed restriction. There are lot of areas of Lee's Summit that have those types of zoning within the subdivision that are quite compatible such as Oaks Ridge Meadows and Newberry.

Just wondering since there is such a need for housing that is not rental units.

And yes, if you and the neighbors are very adamant about this, which I completely understand, I would get signatures. I would also stay in touch with Ryan Elam and Josh Johnson at the city.

Thank you.

<Chapel Ridge Development Protest.pdf>