

Daniel Fernandez

From: Paul Menne <menne007@msn.com>
Sent: Tuesday, September 24, 2024 9:14 AM
To: Matt Schlicht
Cc: Randy Wisthoff; Daniel Fernandez
Subject: Chapel Ridge Compromise -- PL2024217
Attachments: Chapel Ridge Compromise Draft.pdf; Overall Site Plan - 2020.pdf

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Matt,

Here are my ideas, sketch, and excerpt from Chapel Ridge Green CCR which clarify my proposal yesterday at the neighborhood meeting. I plan to discuss this with my neighbors later this evening — no guarantees they will support this concept. But it is a compromise which I believe benefits the developer and the neighborhood.

Please let me know your thoughts and questions.

Regards,
Paul Menne
816-529-4428

I am copying Randy Wisthoff, Neighbor and LPOA Board Member, and Dan Fernandez, LS Project Manager

Compromise Plan Draft

1. Reconfigure North Side of NE Sundown Dr as approved in 2020; i.e., three 90' single family lots adjacent to 608 NE Sundown, one 109' "Green Space" (Tract C), and five 140' 4-plex townhome lots. Show 30' "Landscaping Easement" on north edge of all of these lots. Consider building three "Estate" style single family homes and five 3-plex or 4-plex units.
2. Reconfigure West Side of NE Chapel Ridge PI and NE Sundown Dr to eight or nine minimum 62' lots. Consider building single family "villas," sized in accordance with Chapel Ridge Green CCR requirements (requires an amendment to Chapel Ridge Hills CCR).
3. Retain green space Tracts A, B, and C and 30' "Landscaping Easement" as approved in 2020.
4. Commit (in writing) that all new single family homes on Sundown and Chapel Ridge PI will be constructed with cement tile roofs in accordance with current Chapel Ridge Hills CCR.

Required Parcel CCR Change to Chapel Ridge CCR

1. Revise architectural requirements (minimum size) and associated (maintenance-free) services for new single family "villas" on west side of Chapel Ridge PI.

Benefits

1. Retains the "spirit" of PDP plan approved in 2020, including single family homes on west side of Chapel Ridge PI and east of existing single family home on Sundown while "add(ing) a large amount of common green space (to) provide a good buffer between the two development types" (reference Applicant Presentation to LS City Council, January 2020).
2. Maintains the total number of potential new "units" in the subject development.
3. No Rezoning approvals required

decision by a two-thirds (2/3) vote of the Directors.

IV.6 Minimum Size Requirements. No residence shall be to remain on any Lot or Lots, other than dwelling, not to exceed with a private two-car garage minimum and three-car maximum conform to the following standards:

- a. Any single-family residence consisting of a single level shall contain a minimum of fifteen hundred (1,500) square feet.
- b. Any single-family residence consisting of two levels shall contain a minimum of thirteen hundred (1,300) square feet on the first level above-ground level.
- c. Any residence consisting of a level or part of a level shall contain the foregoing minimum enclosed area.
- d. Any reverse story-and-a-half (1½) residence shall contain a minimum of one thousand (1000) square feet on the first floor, a second floor area of 1800 square feet and a minimum two-car garage.
- e. Single-family homes shall not have less than one level attached, and a maximum of three (3) car garages. All garages shall have the same architectural treatment and be constructed of the same material as the residence.
- f. The driveway on each tract shall be entirely paved area for the off-street parking of at least one car. Driveways shall be allowed.

On Sep 24, 2024, at 5:47 AM, Paul Menne <menne007@msn.com> wrote:

Matt,

It's a small world, isn't it?

I will review with Randy and a few other neighbors some ideas, words, and sketches consistent with my proposal in front of the group. When I incorporate their feedback, I'll forward these to you later today or tomorrow. Hoping we can come to a mutually beneficial compromise to maximize the value to homeowners and the developer.

Regards,

Paul

816-529-4428