

NEIGHBORHOOD MEETING MINUTES

January 31st, 2025

RE: NEIGHBORHOOD MEETING

Preliminary Development Plan Application

(The Property located at the NW corner of the intersection of MO 150 Hwy and SW Ward Rd)

Dear Mr. Scott Ready,

Attendee sign-in sheet attached. See below for meeting minutes for the 150 & Ward Neighborhood Meeting (1/29/2025):

- Project team introductions
 - Milhaus, Kimley-Horn, and Davidson
 - Discussed previous Milhaus projects that are similar to this one
- General concern with apartment saturation in Lee's Summit
 - Occupancy percentages were brought up
 - Project team noted that KC Metro area occupancy is typically 90-95%
- General concern with any new multifamily development in Lee's Summit
 - People argued that multi-family structures destroy the community fabric
- General concern with traffic generation
 - Concern that existing traffic is already so bad that this would only make it worse
 - Several people said that the addition of a new stop light at Ward and Arborwalk would eliminate their concerns
 - Project team reiterated that we are working through this requirement with the city
- General concern with runoff going to Raintree Lake
 - Concern with flooding of existing homes due to new development
 - Project team explained the detention for the master development and how the developments upstream have been over-detained, thus eliminating the need for detention for our site.
 - Resolved concern
- General concern with lighting/spillover
 - Project team stated that per City of Lee's Summit Code, zero spillover is allowed at the property line
 - Resolved concern
- General concern with construction

- Timeline: people do not want it taking too long
- Messy construction: concern with dirt, concrete, etc. in streets

If you have any questions or concerns, feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick J. Joyce".

Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates