

REQUESTED MODIFICATIONS

February 10th, 2025

RE: 150 & Ward PDP Application
PL2024319

Dear Mr. Scott Ready,

Per the city's request, this letter shall serve as an official request for modifications for the PDP Application PL 2024319. Requested modifications with justifications are:

1. Modification from minimum parking count requirements
 - a. Justification: An alternate parking plan per Section 8.540 of Lee's Summit UDO was provided to compute total parking stalls required for the proposed development.
2. Modification of 20' Parking setback requirement. Applicant request a modification of the 20' parking setback from 20' to 0' on the North entrance from Arborwalk, near the roundabout
 - a. Justification: The ROW cuts into the site due to the Arborwalk roundabout.
3. Modification from 150 Overlay District requirements for primary entrances and facades to not be oriented towards parking lots, garages or carports. In addition, the requirement to connect each building entrance to the public sidewalk.
 - a. Justification: Feedback from the neighborhood indicates that sidewalk connections from each unit to public sidewalk would not be favorable and would encourage parking on Arborwalk. This site plan has removed the direct connections from the buildings directly to the public sidewalk for this reason.