

LS Memorandum

City of Lee's Summit

To: [City Council]

From: [Development Services Department]

C: [File]

Date: [October 12, 2020]

Re: Appl. #PL2020-210 - REZONING from AG to R-1 & RP-4 and PRELIMINARY DEVELOPMENT PLAN - Stag's Field, 1215 NW Bowlin Rd; Stag Commercial, applicant

A public hearing was held on the subject application at the September 24, 2020, Planning Commission meeting. During the public comment portion of the meeting the commission received comments from 9 members of the public. Five presented their concerns in person and four via the Zoom software platform.

Below is a summary of the comments, questions and/or concerns that were raised during the public hearing;

(The following comments were received in person)

Kristina Ray, 1340 NE Brandywine Rd.

- Concerned that the propose project will negatively impact response times for emergency services
- Increased traffic volume on already congested road network

Sherry Westhues, 1321 NE Brandywine Rd.

- Additional apartment units are not needed to meet current demand
- Would rather see maintenance provided patio homes.
- The community needs single level ADA compliant homes to promote aging in place.

Norman Greer, 4832 NE Jamestown Dr.

- Concerned the northern "gateway" to the community would be negatively affected.
- The proposed plan lacks commercial amenities seen in other recently approved apartment projects.
- Apartments send a mixed message to people entering Lee's Summit.

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Troy Bellah, 1248 SW Wysteria Dr.

- Concerned the density was too high

Justin Van Wyk, 5800 Diamond Ct.

- Concerned school system would be impacted
- Increased traffic utilizing the road network in and around the proposed project.

(The following comments were received via the Zoom software platform)

Rodney Surbers, 4836 NE Jamestown Dr.

- Concerned about the proximity of the project to Fleming Park.
- Worried wildlife would be displaced
- Felt the project lacked adequate green space to keep the parklike setting.

Joan Berstorm, 909 NE Kenwood Rd.

- Concerned about the density of the proposed project.
- Worried about increased traffic.
- Concerned the existing neighborhood did not have adequate infrastructure to support this kind of development.

James Riesselmann, 1109 NE Long Ridge Rd.

- Questioned the value of rezoning the property.
- Questioned how the area traffic/infrastructure concerns were going to be addressed.
- Questioned if there would be support for a Neighborhood Improvement District for this area.
- Questioned what the City/Commission proposed in the way of a long range plan involving a collaborative effort with Federal, state and other local jurisdictions to develop additional roadway from Todd George Rd. at Woods Chapel Rd. to US 40 and west to Blue Springs Lake.

Jamie Ledgerwood, 5751 NE Timber Hills Dr.

- Concerned Lakewood Way could not handle additional demand.
- Concerned residents of the proposed project would overwhelm surrounding road network.
- Proposed project would increase vehicular accidents in the area.

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- Concerned the lack of curbs and sidewalks along Lakewood Way will lead to additional vehicular/pedestrian conflicts.