



ARCHITECTS PA

September 6, 2016

Planning Commission
City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063

**Re: 'Residences at Echelon' Development Narrative
350 SW M 150 HWY, 8940 Monticello Rd.
PL2016149**

Dear Plan Commission:

Thank you for the opportunity to submit the 'Residences at Echelon' Preliminary Development Plan, a proposed PMIX residential apartment development, a total of 243 units on 12.59 acres of agricultural property adjacent to the Aldersgate Methodist Church. The following describes our development intent and proposed improvements we are providing to create a new and desirable place to live in Lee's Summit.

'Residences at Echelon' will be a mixed apartment development of 120 - 1 bedroom, 98 - 2 bedroom, and 25 - 2 bedroom with den. The buildings are 3 story and 3 ½ story tall. The site plan clusters the buildings and orients them to provide center green spaces for each 2 building pod and minimize true north and southern exposures. Materials include stone, hardy lap siding, and hardy panels. 107 attached tuck under garages are provided on the parking side of the buildings. 100 detached garages along the north and south perimeter of the site provide permanent screening to the interior parking areas. A total of 441 parking stalls, including 9 handicap, are provided for the 243 units and the Clubhouse leasing.

The centrally located clubhouse will include leasing offices, kitchen facility, private dining, exercise facility, game/tv rooms, and mail distribution. The pool deck will be a multi-use activity area accessed from the walkout level of the clubhouse and connected to a pond and fountain water feature by way of 5' wide trails meandering thru the developments' 4.25 acres, (38% net), of private open space. The meandering community trail in open space tracts and along the central street corridor will lead visitors and residents from the Hollywood Drive entry on the east to the Clubhouse amenity tract and continue west to Cheddington Drive.

The development proposes additional amenities including outdoor grills, half court sport court, and bocci ball court located near the Clubhouse. A community garden area with domestic water available for irrigation is provided in an area along the north property line with the ability to expand if the program grows in popularity.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in black ink that reads "Brick Owens".

Brick Owens, RLA
Principal, Landscape Architect
NSPJ Architects, P.A.
C-Corporation, # 48-0800449