

LS Memorandum

City of Lee's Summit

To: [Mayor and City Council]
From: [Development Services Department]
C: [File]
Date: [April 5, 2022]
Re: [Anderson Pointe – public testimony and Planning Commission discussion]

The Planning Commission held a public hearing for the rezoning and preliminary development plan application (Appl. #PL2021-450) for the proposed Anderson Pointe residential development on March 17, 2022. Several members of the public participated in the meeting in person and via Zoom. The purpose of this memo is to succinctly identify the issues/concerns/comments that were raised by the public and Planning Commission during the course of the public hearing.

Issues/Concerns/Comments from the public:

- Safety concerns for motorists, pedestrians and cyclists along the unimproved section (i.e. lack of paved shoulders) of NE Anderson Dr between NE Velie Rd and NE Lakewood Blvd.
- A history of area flooding that may be exacerbated by increased stormwater runoff from the proposed development.
- Impacts of the proposed development's stormwater runoff on existing stormwater infrastructure, include the existing regional retention basin.
- Safety concerns related to the steep street grades and sight lines at both proposed subdivision entrances along NE Anderson Dr.
- Existing capacity issues in area schools will worsen with an influx of school-aged children from the proposed development.
- Concerns that the ubiquitous presence of rock in the area will require blasting, which will negatively impact existing area residences.
- Loss of open space and displacement of wildlife.
- The prevailing public sentiment against the proposed development as evidenced by the triggering of a valid legal protest (represented by ownership of approximately 56% of surrounding property located within 185' of the site) should be taken into consideration by the decisionmakers.

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Questions/Comments from the Planning Commission (not related to comments from the public cited above):

- Fire Department was asked to address whether approval of the development would significantly impact emergency response in the area.
- Public Works/Traffic Engineering was asked to address crash frequency for the adjacent intersection of NE Velie Rd/NE Anderson Dr.
- The applicant was asked to address if the dwelling units would be allowed to be rented.
- Planning was asked to clarify how development of the property would be tied to zoning, an approved plan and the Ignite Comprehensive Plan.