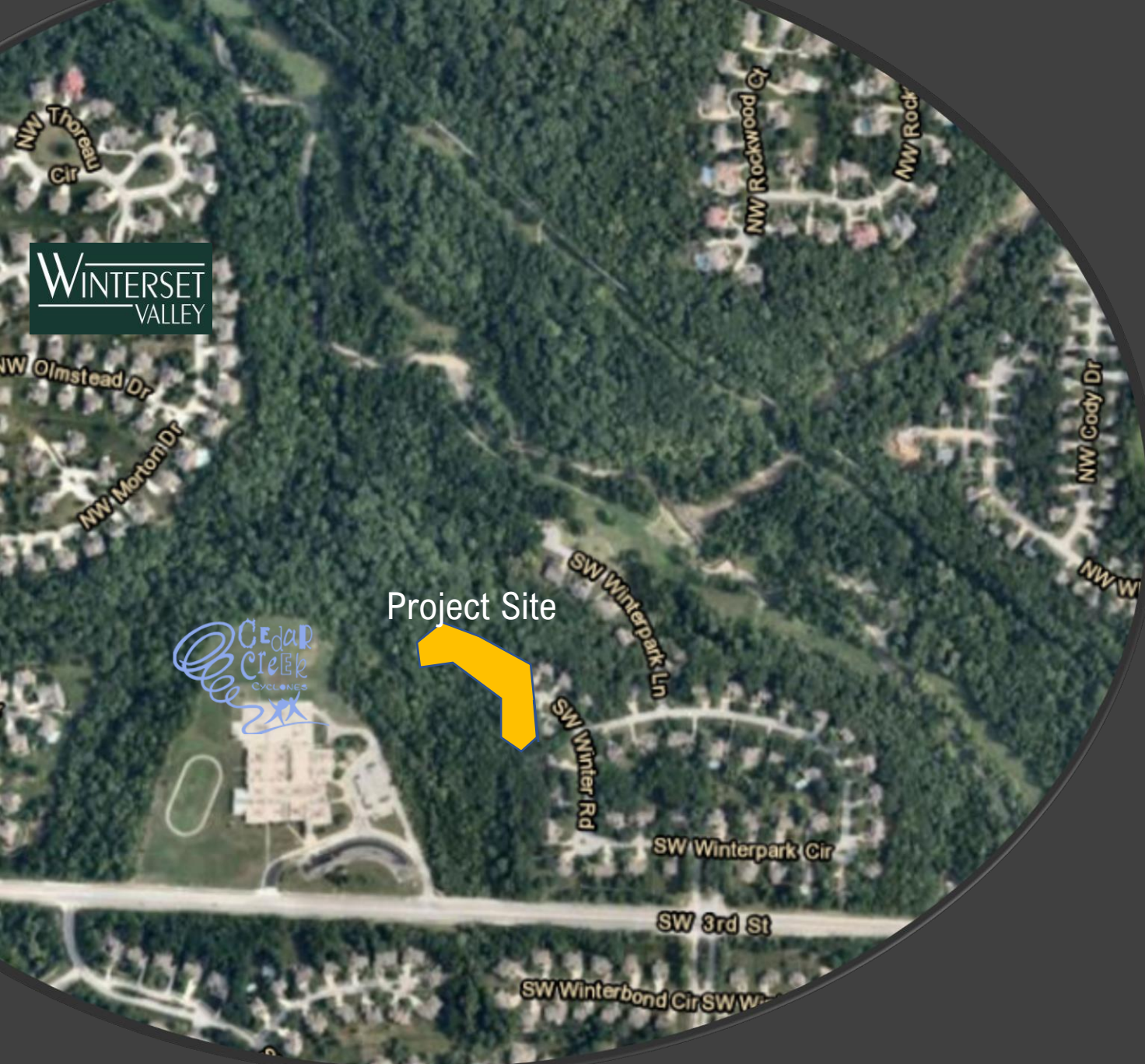




The Ridge at Winterset Summit
PL2020-219
Residential Subdivision
Lee's Summit, MO



WINTERSET
VALLEY

Project Site

Project Summary

Current Zoning	AG/R1
Proposed Zoning	R-1
# of Lots	5
Common Area	17.49 Acres
Development Area:	3.55 Acres
Density:	1.45 Lots/Acre (4.0 Units / Acre Allowed)

Project Summary

- 5 Residential Family Lots and 1 Common Tract
- Trail Extensions to existing Winterset Community Trail
- Additional Area added to the existing Winterset Community Common Area of 1,200+ acres
- The design and layout of this project will protect a natural waterfall and a Missouri Glade area, located within the development area.

COMMUNITY MEETINGS



Neighborhood Meeting

Meeting Date
Location

September 2, 2020
At Site

Mr. Gale met with the 5 immediate neighbors to the project to answer questions and discuss any potential impacts to the residents

Meeting Date
Location

September 17, 2020
Zoom Meeting

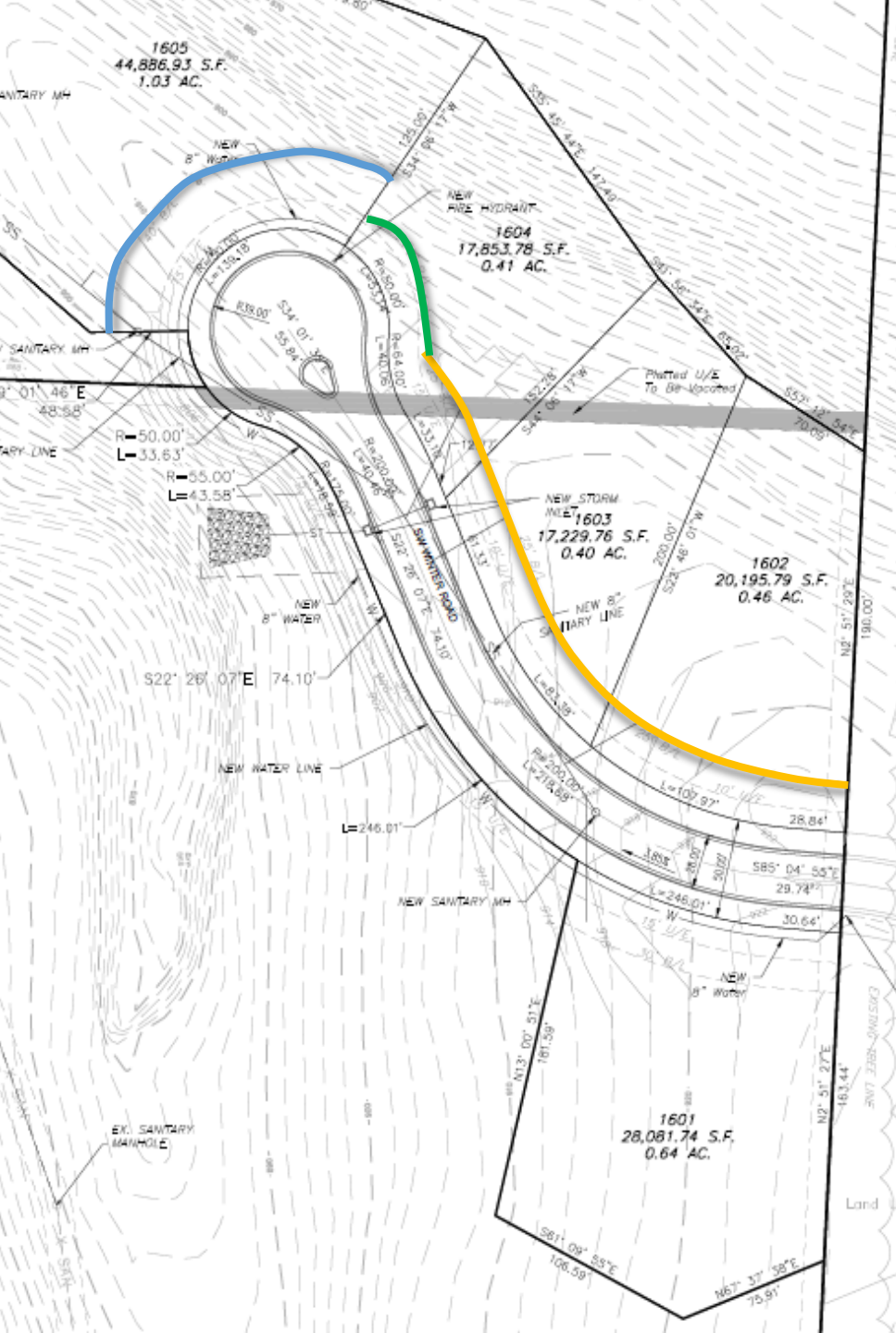
Questions

Will Winter Road extend all the way to Winterset Valley?

How close will the new lots be to the existing lots?

How and Where will the new trails connect?

Can the development use a "Haul Road" through the school site and not access through the existing subdivision?



Modification Requests

#1 Cul-de-Sac Lots

UDO requires no more than 10% of the lots are located on a cul-de-sac.
 Due to the topography and location of the existing road network

#2 Setbacks

Required

Front 30 feet

Proposed

Lot 1602 – Front 25 feet

Lot 1603 – Front 25 feet

Lot 1604 – Front 20 & 25 feet

Lot 1605 – 40 Feet



The first community in the Midwest to achieve the coveted Global ReLeaf Award.

Enhancing Lives and Preserving for Generations

A pioneer in development as it relates to the natural environment, Gale Communities began its great tradition with the five neighborhoods of Winterset Park nearly 18 years ago. Located in Lee's Summit, Missouri, and spanning over 1100 acres in total, Winterset Valley is the latest addition to what has become known as one of Kansas City's premier new home communities.

Constructed with an eye to maintaining as much of nature's amenities as possible, Winterset was the first community in the Midwest to achieve the coveted Global ReLeaf award.

Using the natural terrain as an additional partner, many of the roads, lakes, walking trails, and waterfalls are constructed over natural rock walls pulled from the very ground they lay dormant within for hundreds of years. Winterset is actually the name sake for much of the rock that lies deep below this community's surface – Winterset Rock. Even some of the entry monuments have been sculpted and carved out of this same rock.

Streams lay untouched in densely wooded areas affectionately referred to as the "hundred acre wood". **Trees that do have to be removed are recycled into miles of wood mulch walking trails.**

WINTERSET
VALLEY



Winterset Communities Projects

Existing Open Channel Converted into a
Vegetated Swale to promote Water Quality

-Native Plants

Winterset Communities Projects



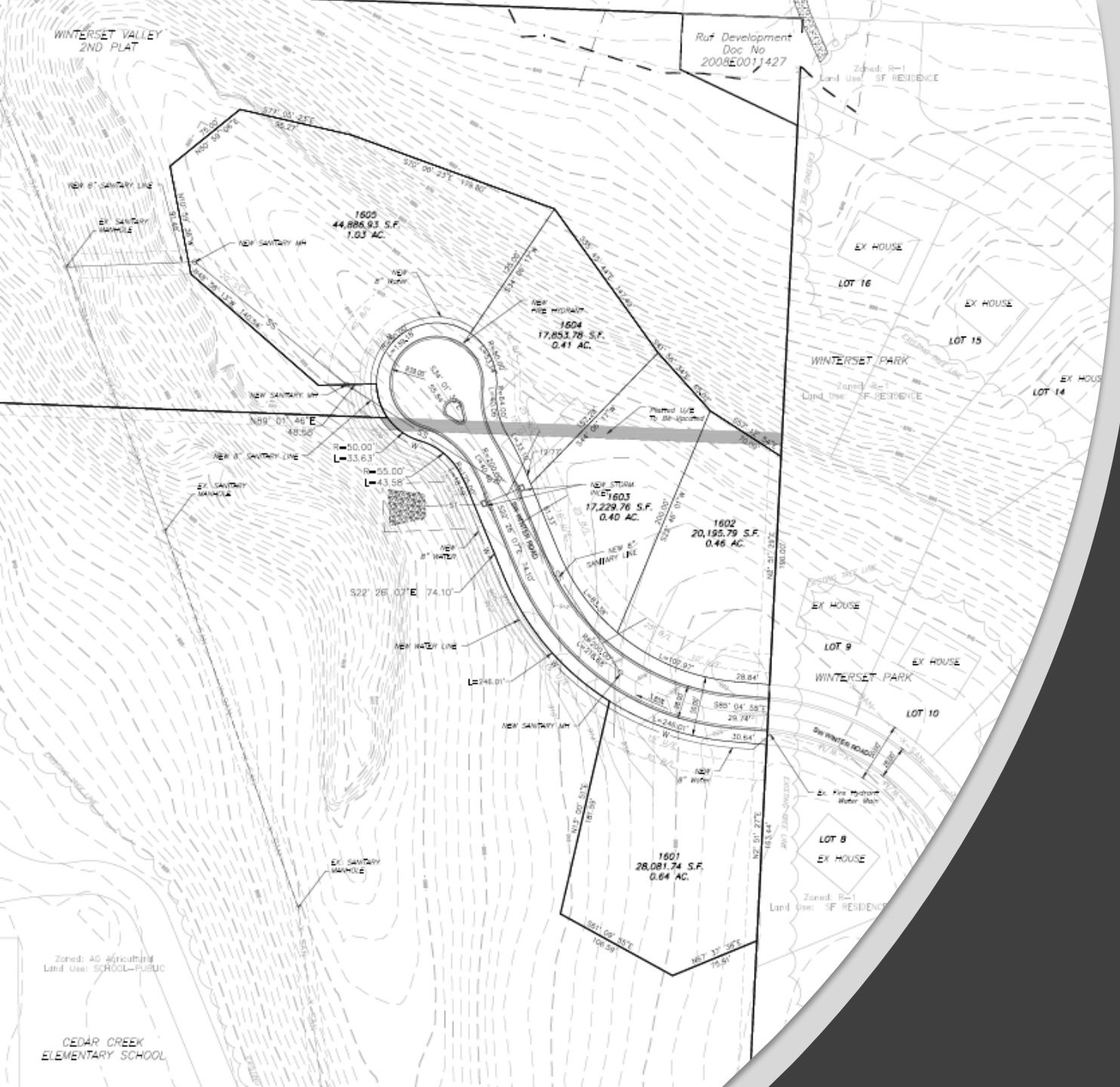


Watershed Area

Site Consists of 3.69 Acres of the 5,042 Acre Watershed (0.7 % of the watershed Area)

		Storm Event		
	WQ Event	2 Yr	10 Yr	100 Yr
Development	1.03	7.97	14.50	24.35
Watershed	319.19 (0.3%)	1998.23 (0.4%)	3557.48 (0.4%)	5912.31 (0.4%)

Request City Engineer to Waive the Storm Water Detention and Storm Water Quality requirements for this project. Condition #12



Questions