



September 21, 2017

City of Lee's Summit
Planning and Development
220 SE Green St.
Lee's Summit, MO 64063

RE: 740 NW Blue Pkwy Restaurant Site
Modification Request

To Whom It May Concern,

This request is in support of the Preliminary Development Plan (PDP) application for the 740 NW Blue Pkwy Restaurant Site project. The site layout depicted in the PDP requires two modifications to the City of Lee's Summit Unified Development Ordinances (UDO).

The UDO establishes a maximum impervious area coverage of 80%. In order to achieve the number of parking stalls desired by the restaurant tenants, an impervious coverage of 83.1% and 82.2% for Lots 1 and 2, respectively, is required. As discussed at our pre-application meeting with the City, this site's stormwater runoff is currently controlled by a downstream detention basin. We request that our development is allowed to proceed with a modified maximum impervious coverage of 85%.

Secondly, the Unified Development Ordinance establishes a setback of 20 feet along 50 highway frontage, for this development. In order to fit the proposed parking requirements within the site, we request that our development is allowed to utilize a modified setback of 6 feet along the 50 highway frontage. This proposed modification matches the development to the south, and there is excess open space between the existing roadway and our property line.

Sincerely,

SHAFER, KLINE & WARREN, INC.

By: Matthew D. Kist, P.E.
Team Leader, Development Services

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