



Via: Email
December 3, 2020 Revised

Dawn Bell
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1242

Email: Dawn.Bell@cityofls.net

RE: Streets of West Pryor - Lots 1 and 2
Lee's Summit, MO
Application Number: PL 2020280

Dear Dawn:

The following is provided as the formal Uniform Development Code modification request on the behalf of Streets of West Pryor, LLC for the Streets of West Pryor Lots 1 and 2 preliminary development plan application number PL2020280. The modifications requested were approved for lots 1 and 2 as a part of PL2018098, Substitute Bill Number 18-214; Approving Ordinance Number 8531 and are as follows:

1. Section 4 – Condition 1: Parking Lot Right of Way Setback Lots 1 and 2: The development ordinance requires a 20 feet setback from the right of way line to the back of curb. A modification of this requirement is requested on the north and south sides of Lowenstein Drives for a limited distance on lots 1 and 2. The reduced setback is due to the number of lanes required for Lowenstein Drive and the incorporation of the 10 feet wide meandering walking trail on the south side of Lowenstein Drive. The requested setback requirement is 4 feet. The request is further supported by the following:
 - a. The request will allow approximately 357 feet of lots 1 and 2, combined, to be reduced to 4 feet. The request is due to providing additional right of way width in order to provide the 10 feet wide meandering walking trail within a 17 feet wide green area of right of way. The right of way green space combined with the 4 feet setback will provide 21 feet of separation between the Lowenstein Drive curb and the Lot 1 and 2 parking lot curb.
 - b. The grading of Lots 1 and 2 will require the use of retaining walls and railings along Lowenstein. The grading and retaining walls will elevate the parking area above the Lowenstein roadway and provide a visual barrier between the roadway and the parking area.

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington
Streets of West Pryor, LLC

Enclosures: None

cc: Drake Project File w/ 1 set enclosures