

October 18, 2016

Michael Park  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

The purpose of this letter is to serve as a variance request to front lots on the residential collectors at Arborwalk North.

The collectors are planned according to Section 4 of the Access Management Code (AMC), which provide connectivity between developments and relatively direct access to the arterial street system. The two collector streets, Arboridge Drive and Buckthorn Street, will meet the following standards as outlined in the AMC and the Design and Construction Manual:

- Typical Section: Right of way width = 60', Street width including curb = 36', CG-1 Curb, 5' Sidewalk on both sides
- Corner lots which have access to a residential local street will utilize that street for driveway access
- Connections will provide appropriate sight distance
- Design speed, K values, slopes, horizontal curve radii, and curb return radii will meet Residential Collector criteria as outlined in Section 5200

There are several limitations to direct access to collector streets, stated in the AMC as outlined below:

- Section 6.1: New lots shall not be created on any arterial or collector roadway
- Section 6.2: direct residential driveway access should be avoided from any commercial collector street.
- Section 15.1: Minimum separation of connections on a residential collector is 200'.

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The site has been designed to comply with lot access/frontage standards wherever possible. However, due to limitations with topography, drainage and constraints of required lot dimensions, several lots within Arborwalk North will be required to front residential collectors. Detailed descriptions of the challenges are listed below.

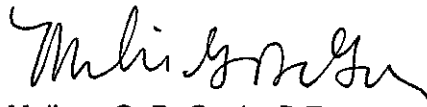
- The topography of the middle-western portion of the development is steep and unsuitable for roads and lots. Additionally, most of the development drains to this area, and as such this area is needed to satisfy City detention requirements. Leaving this large area as green space narrows the width of the site and prohibits creating a "loop road" to front lots on, rather than on the collector.
- There is a channel that runs through the detention area that is jurisdictional in nature, per an assessment by Terra Technologies. By maintaining green space around this channel and using the area as a detention/amenity area we are protecting a valuable natural resource.
- Long-range planning for the area calls for two collectors in this area, which intersect within the site. At the area of intersection, lots must front one street or the other.

Alternative street layouts for the subdivision have been explored; however, no alternate layouts present a practical plan that will allow full AMC compliance regarding the lot frontage. Two connections to Hook Road are provided in order to meet requirements for phasing construction, including emergency access and water main loop requirements. These two connections to the existing roadway restricts the opportunity for alternate street alignments for lot access. However, some modifications have been made to the site, as a result of conversations with city staff, which reduce the number of lots which require frontage on a collector. The alternative layouts created opportunities to front lots on side streets in several areas.

Additionally, the site layout is consistent with the approved development plan, which also had lots fronting the residential collectors through the site. We would like to request a variance for both proposed collectors in Arborwalk North that allows lot access/frontage otherwise in non-compliance with AMC Sections 4, 6 and 15.

Please let me know if you have questions or need additional information.

Sincerely,



Melissa G. DeGonia, P.E.  
Project Engineer

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