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September 11, 2018

SENT VIA ELECTRONIC MAIL RECEIPT REQUESTED

Ryan Elam, P.E.
Director of Development Services
220 SE Green Street
Lee's Summit, Missouri 64063

RE: City of Lee's Summit, MO Ordinance No. 7987, Approving the Rezoning to District Planned Mixed Use (PMIX) and Preliminary Development Plan of Application #PL2016-135, for Paragon Star on land located at the intersection of I-470 and View High Drive, and Request for Extension of the Preliminary Development Plan Approval

Dear Mr. Elam,

On October 6, 2016, the City of Lee's Summit, Missouri (City) Council passed the above referenced ordinance approving a rezoning and a preliminary development plan (PDP) for the proposed Paragon Star Sports Complex and Village development. Pursuant to Section 4.320 of the City's Unified Development Ordinance (UDO), the PDP approval shall be valid for a period of twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension of this time period in an amount not to exceed an additional twelve (12) months. The current PDP approval will expire on or about October 6, 2018. We are requesting an extension of six (6) months.

Preparation of the final development plan (FDP) for the Sports Complex and portions of the supporting road network, which are all part of the PDP, are nearing completion. Our intention, barring unforeseen circumstances, would be to file the FDP submittal prior to this year's end. We believe requesting this extension of the PDP approval now provides the best opportunity for timely construction of the proposed Sports Complex. Granting this request ensures the design team will be able to continue working without interruption to complete the final development plan submittals.

In addition, it is important to note that the land area of the Village mixed use development does not have preliminary development plan approval. It has a concept drawing within the

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current preliminary development plan, so Paragon Star will make application and proceed through the public hearing process for the Village prior to development.

With the establishment of the I-470 Western Gateway Transportation Development District (Regional TDD), the final approval of the City property real estate sale contract, and the giving of the Notice to Proceed to the selected contractor for clearing, grubbing and mass excavation on Friday, September 7, 2018, development of the site and associated transportation infrastructure will soon be initiated. When the Final Development Plan is filed, if there are any substantial changes from the approved PDP, of which none are planned, those changes would be reviewed through a public hearing process.

Thank you for your review and favorable recommendation for approval of this request for a six (6) month extension of the approval of the Paragon Star PDP to the Mayor and City Council.

Best regards,

BUSHYHEAD, LLC


Christine Bushyhead

CC via Electronic Communication:
Flip Short, Paragon Star, LLC
Bill Brown, Spectrum Strategies, LLC
Brad Burton, GBA