

WHITE

GOSS
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August 8, 2016

VIA ELECTRONIC MAIL & VIA U.S. MAIL

Mr. Steve Arbo, City Manager
City of Lee's Summit
220 SE Green St.
Lee's Summit, Missouri 64063

Re: Westcott PDP Application and Waiver of Administrative Delay

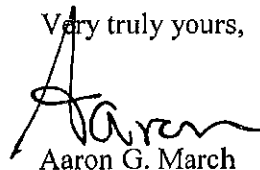
Dear Steve:

Earlier this year, the City of Lee's Summit passed Resolution 16-05 "suspending and delaying the processing of development applications" for the property to the south of M-50 Highway and east of M-291 Highway (the "Administrative Delay"). The Administrative Delay specifically precludes the filing of a development application for the property owned by my client, Westcott Investment Group, LLC ("Westcott") for development as The Grove at Lee's Summit (the "Property").

As you are aware, the City and Westcott entered into an Assignment and First Amended and Restated Development Agreement to Promote Economic Development Activities (the "Agreement"). Pursuant to Section 3.1(d)(1) of the Agreement, Westcott is required to submit an application to rezone the Property to a PMIX zoning classification including design guidelines to the City prior to September 1, 2016. Our team has been working very closely with City Staff in the development of the Master Plan for the corridor and refining the details of our site plan and design guidelines based upon this work. We are now ready to file our PMIX rezoning and other related applications (the "Applications").

In order to allow Westcott to file the Applications in compliance with its obligations under the Agreement, please accept this letter as Westcott's formal request that the City grant a waiver to the aforementioned Administrative Delay and allow Staff to accept our Applications. As Staff will confirm, Westcott's Applications will not threaten to erode the potential development vision being prepared for this area. In fact, Westcott's plans coincide with the spirit and intent of the proposed land use and master development plan. It is our desire to formally submit our Applications on or before September 1, 2016. The Council's consideration of this request at its next meeting would be greatly appreciated.

Very truly yours,



Aaron G. March

AGM:jjw

cc: Mr. Brian Head
Mr. Bob McKay
Mr. Steve Singh
Mr. Darren Fristoe

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