

Scott Ready

From: Scott Ready
Sent: Wednesday, January 29, 2025 8:03 AM
To: elytim3@gmail.com
Subject: RE: Regarding 150&Ward proposed apartments, project #PL2024319
Attachments: 2025_Deadline_Schedule.pdf

Tim - I've attached the 2025 deadline schedule for reference as it applies to this proposed project. The applicant is currently on number 5, with a resubmittal projected for Feb 10. The earliest possible Planning Commission meeting, if it stays on the current track line, would be March 13.

Scott Ready, Project Manager - Dev. Ctr.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



From: Scott Ready <Scott.Ready@cityofls.net>
Sent: Tuesday, January 28, 2025 6:22 PM
To: elytim3@gmail.com
Subject: RE: Regarding 150&Ward proposed apartments, project #PL2024319

Hello Tim,

It's good to hear from you and I appreciate your email earlier today with information as noted. Sorry for the delayed response, but I do my best to respond either on a same-day basis or within 24 hours.

As the neighborhood meeting notices were mailed by the applicant team for tomorrow evening's meeting, we'll allow the them to hold the meeting as planned. I've provided a link from the UDO regarding the neighborhood meeting for reference (Sec. 2.205). Mailed notices are to be postmarked at last seven days prior to the meeting which the applicant did meet. For Planning Commission and City Council public hearing notices, it's fifteen days (Sec. 2.170).

UDO Sec. 2.205. - Neighborhood Meeting

https://library.municode.com/mo/lee's_summit/codes/unified_development_ordinance?nodeId=ART2APPR

I did follow-up with the applicant today as I had not received their proof of mailers, but I did receive it afterwards and have placed in the project portal. I do see you listed on page 2 of 50, but appreciate you letting me know of your concern.

PDP PL2024319

<https://devservices.cityofls.net/Planning/Status?planningId=7546>

01/28/2025	Receipt	Neighborhood Meeting Postal Receipts
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If it works for your schedule tomorrow evening, I would encourage you, and other neighbors, to attend and offer comments, concerns, suggestions, etc., to their team during this initial meeting. Applicants are required to take attendance and meeting notes, and we'll place that documentation in the project portal for transparency. Please also note that more than one neighborhood meeting may be held on the application, at the option of the applicant. You and/or other neighbors are also welcome to bring this topic up for discussion with the applicant team as well.

I'm unsure what type of documents the applicant will be presenting during a slideshow at this initial meeting, but they have provided the PDP document set which includes exterior elevations for their first submittal. I'm not aware of any applicant-proposed change to the existing 'no parking on either side of street' along Arborwalk Blvd, but we do appreciate your positive feedback.

Please continue reaching out to me with any questions or comments going forward as I'm glad to assist with guidance. Thank you Tim.

Scott Ready, Project Manager - Dev. Ctr.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



From: Tim Ely <elytim3@gmail.com>
Sent: Tuesday, January 28, 2025 10:46 AM
To: Scott Ready <Scott.Ready@cityofls.net>
Subject: Fwd: Regarding 150&Ward proposed apartments, project #PL2024319

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Scott,

I forgot to add: what is the minimum period required for public meetings? A neighbor just told me that they received a letter yesterday. The letter is dated 1/22/25.

Thanks
Ely

----- Forwarded message -----

From: Tim Ely <elytim3@gmail.com>
Date: Tue, Jan 28, 2025 at 10:31 AM
Subject: Regarding 150&Ward proposed apartments, project #PL2024319
To: Scott Ready <scott.ready@cityofls.net>

Good morning Scott.

This is Tim Ely, resident of Arborwalk subdivision. To refresh your memory, we've exchanged many emails regarding the previous proposed development on the corner of Ward Rd/150 hwy. I hope you're doing well.

Regarding this subject, there is a public meeting scheduled for tomorrow, 1/29/25. I received no communication regarding this meeting, although my name is on the list of affected homeowners. I ask that this meeting be rescheduled; I found out about it yesterday, only by reading a FB post of a neighbor.

Regarding the proposed variance for decreased parking spaces, please deny this request; decreased availability of parking within a complex could/would cause an increased probability of spillover parking upon roads within Arborwalk.

Regarding Arborwalk Blvd, which has been designated as 'no parking on either side of street' - this recent change works very well and is well liked. Please do not consider any request for a change in this status. Has there been any request for a change to the no parking' status? Please fwd as appropriate

Do you have an artist rendering of the proposed apartments? I didn't see one on the web page. My potential concern is whether it conforms to the neighborhood 'look'.and 'feel'. There is a complex down 150hwy which, to me, is pretty darn ugly and cheap looking..

--

Thanks,

Tim A. Ely
1111 SW Arbormill Ter.
913-908-8967



Sent with Mailsuite · [Unsubscribe](#) —

--

Thanks,

Tim A. Ely

Scott Ready

From: Brittani Janet <brittanil.janet@gmail.com>
Sent: Thursday, February 20, 2025 3:32 PM
To: Scott Ready; Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez; Cynda Rader; Faith Hodges; Donnie Funk
Subject: 150 Hwy Development

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Hello,

I hope this message finds you well. I am writing to express my concerns regarding the proposed development of an apartment complex on the corner of 150 and Ward near our residential neighborhood.

As a resident of SW Arbor Park Lane, I am very worried about the impact this development will have on our community. The main issue is the anticipated increase in traffic, especially as I live on the main street near the roundabout, which is already a busy area. The added traffic from the complex will likely make it even more dangerous for pedestrians, cyclists, and particularly the 27 children who live on our block alone. Specifically, the request for exceptions from parking requirements makes me very nervous for parking directly in front of our house.

Our neighborhood is made up of single-family homes, and townhomes and it is a place where families have settled for its peaceful, community-oriented character.

I urge the city council to recognize the strong opposition against the proposed apartment complex and explore alternatives that would preserve the character of our neighborhood and ensure the safety and well-being of all its residents.

Thank you for your time and consideration.

Sincerely,
Brittani Janet
1120 SW Arbor Park Lane
8168070859

Scott Ready

From: Debi Mercer <mercers823@gmail.com>
Sent: Thursday, February 20, 2025 9:56 PM
To: Scott Ready; Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez; Cynda Rader; Faith Hodges; Donnie Funk
Subject: Proposed apartments at Ward and 150

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To our LS city council members: We live at Raintree Lake. We oppose the apartment/multiple family living units at Ward and 150. There are too many apartments in this area now and we don't need more. More apartments continue to change the look of this area from a very nice single family housing development to a very crowded area. We are concerned more apartments in this area will decrease our home value. Multiple living units usually bring in lots of children, adding to the crowding in our neighborhood schools. It creates more traffic on 150 which is already very busy. It will more than likely bring in crime with residents' cars having to park outside which puts a strain on our police department to respond to. Not every piece of property has to be built on. Let's have some green space or a nice park there.

We would attend the meeting on Feb. 26th and voice our concerns at that time but due to a medical procedure that day, we will not be able to.

Tim and Debi Mercer
Raintree Lake

Scott Ready

From: Malia DeJong <malia129@gmail.com>
Sent: Thursday, February 20, 2025 1:07 PM
To: Scott Ready; Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez; Cynda Rader; Faith Hodges; Donnie Funk
Subject: Development on 150 hwy and ward rd

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Dear Scott and team,

I am writing to voice concerns regarding the proposed development for the area at the northwest corner of 150 Hwy and Ward rd. My family has lived in the Arborwalk neighborhood for over 4 years and have significant concerns about the proposed plan.

The number one concern I have is for the safety of my children. We live in a house facing 150 hwy on the south side of the neighborhood directly across from the proposed site. We already have significant concerns with the traffic along SW Arborwalk blvd. This is a busy road that has become even busier since we have lived here. There are frequently vehicles traveling significantly over the speed limit and the intersection at Ward rd and SW Arborwalk blvd has become dangerous without having a traffic light.

- The proposed plan will increase this traffic significantly and with increased traffic and additional speeders our families' and children's safety is at risk.
- With the proposed plan there is not enough parking as required by the city and most likely those future tenants would seek parking in areas on the road including SW Arborwalk blvd. Again increasing safety risks.

Another concern is the reported "luxury" apartments rent is significantly low for what the typical luxury apartment rent would cost.

- This leads to concerns regarding the population that will be renting these apartments.

Finally (although truly I could go on and on about my concerns), there is significant concern for the environment including the nearby city park, green space preservation, stormwater management, sustainable building practices, and maintaining our community's natural surroundings.

- The strain on the infrastructure and existing utilities could lead to water shortages, overcrowding, and other disruptions to local services.
- Maintaining and improving property value is so important for anyone living in the Lees Summit City limits and this is a major concern with the proposed planning.

Thank you for taking the time to read my concerns. I know I am not alone in my worries of the negative impact on our community. I look forward to hearing more regarding the plans to address these above issues.

Malia DeJong

Malia129@gmail.com

(816)651-3681

1140 SW Arbor Walk Ln

Lees Summit, MO

64082

Scott Ready

From: Diane Forte <dianeforte94@gmail.com>
Sent: Friday, February 21, 2025 11:52 AM
To: Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez
Cc: Cynda Rader; 'Faith Hodges'; sonnie.funk@cityofls.net
Subject: Development on 150 and ward

Expires: Friday, May 23, 2025 12:00 AM

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I am sending this email in firm opposition of the proposed development on 150 and Ward

**I have no idea how many apartments have been approved in the last 3 years, I would venture to guess
At 6,000....with many more in the planning process.**

**Everyone around this development is pretty much against it as there are so many proposed apartments
Ready for your approval! There is one going in across from the beautiful "Osage ' on 150 and
Pryor and then there are multiple going in on 150 east of 291....**

**Arbor Walk has been so successful for many reasons, it is actually a mixed use planned development
But this one...7 4 story apartment buildings right in the middle of their neighborhood**

**There has to be a time for common sense planning, especially when the PRI development will
Be full of mixed use (apartments) thru out the entire 150 South 291 corridor**

This proposed developer has not even taken care of that corner for years and it has been an eyesore! I

Am sure MORE apartments are not needed in this area, but you all will continue to do what you have been doing

Please consider what this will do to those in Arbor Walk!

**Diane Forte
438 SW Albatross Ct
LSMO 64082
816-591-3032**

Scott Ready

From: Karen Davis <karenjege@gmail.com>
Sent: Saturday, February 22, 2025 4:19 PM
To: Scott Ready; Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez; Cynda Rader; Faith Hodges; Donnie Funk
Subject: Concerns regarding proposed apartment complex in Arborwalk

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Scott and Lees Summit City Council members,

I am a resident of Arborwalk and I am writing to express concerns about the proposed apartment complex on the corner of Ward and 150. Specifically, my main concerns are traffic, parking, the park, and the environment.

There is only one main road in and out of our neighborhood, that being Arborwalk Blvd. There are times of day when the traffic on Ward is such that it is difficult to turn left onto Ward already, and an apartment complex would add a great deal of traffic there. With the new retirement village and the subdivision to recently added to our west, there is already more traffic than we used to see on that road. I would like the city to conduct a comprehensive traffic study to assess what is really needed for traffic to be able to flow in and out, especially on weekday mornings.

My second concern is parking, and this goes with the concern above. We already have a lack of parking in Arborwalk, which is obvious if you drive through in the evening or early mornings. It seems that the developer is assuming people could park along Arborwalk Blvd, but that would make traffic through there even more congested and honestly should be prohibited. Parking also should not be on the streets around the park as that will greatly take away from the value that green space provides. The developer seems to be comparing parking in other parts of the metro to parking here in Lees Summit, but we don't have other streets available for parking as they are already full. Maybe in downtown KC this is a different question, but here they need to meet the city guidelines for parking. Those guidelines exist for a reason.

Third is the impact on the park. I walk in Arborwalk park every day, as do many (many) other residents of Arborwalk, the apartments, and the subdivision on the other side. The park is our only green space that will not be developed and provides habitat for lots of local wildlife as well as an oasis for residents. A big increase in traffic on Arborwalk Blvd will greatly impact the use of this park and the habitat it supports. A big increase in residents without additional green space will greatly reduce the value of the park itself.

This brings me to the environmental impact of the apartment. I do believe that all impacts on the environment should be assessed and appropriate green space should be incorporated in the design of whatever is built in this space. In addition, building practices should take into account infrastructure needs like stormwater management, sustainable building practices, noise, water and electric capacity, and any others I'm missing.

I unfortunately cannot attend the meeting at Holy Spirit, but I wanted to make sure my concerns were included with the other voices that are speaking on behalf of our neighborhood.

Thank you for taking the time to review my concerns. I appreciate your attention to this matter and look forward to your response. Please let me know if there are any additional upcoming meetings or discussions regarding this project.

Sincerely,
Karen Davis
1159 SW Wysteria Drive
816-729-2000

Scott Ready

From: Denise Sterling <dsterling@bsd124.org>
Sent: Sunday, February 23, 2025 9:33 PM
To: Scott Ready
Subject: Arborwalk subdivision - proposed development

Follow Up Flag: Follow up
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Mr. Ready,

I am writing with great concern regarding the proposed development of apartments at the corner of Ward and 150, in the Arborwalk Subdivision.

I have been a homeowner in Arborwalk since 2008. Arborwalk has been a close-knit community of supportive and helpful neighbors. It has always felt safe; I've often gone out well after dark with my children for a late-night stroll, and feel comfortable allowing my 13-year-old daughter to take a walk around the block in daylight hours. I often enjoy getting out for a run around the lake and through the neighborhood. I can sit on my deck and enjoy peaceful evenings under the stars, with little to hear but birds and the occasional coyote. When we purchased our home in Arborwalk, there was a farmhouse and barn up on that corner, and we had a community garden that brought neighbors together. My kids loved to explore the area, especially after a good snowfall, and would climb the beautiful, old trees. It was devastating to see it all demolished, and even more devastating to hear that the city would even consider putting an apartment complex there. It completely destroys any feelings of safety we have had for so many years.

The proposed apartment complex threatens the safe, peaceful neighborhood that residents of Arborwalk have had in many ways:

TRAFFIC FLOW: The most recent traffic survey occurred in 2022. Since that time, multiple subdivisions have been built in the area, as well as Raintree Village. The proposed apartment complex will increase already heavy traffic flow in the area. Imagine, with a 270-unit apartment building, the 500 extra vehicles traveling through the subdivision's main road between the entrances on 150, by Meiner's, and Ward Road. It makes me sick. And the additional vehicles will most certainly cause safety hazards for pedestrians, families, pets, and school children.

CRIME: Increasing the population by 500-1000 people will not only increase crime, it will take away the safe, close-knit neighborhood that Arborwalk currently enjoys. I will no longer feel safe to go walking after dark, running alone, or to let my teen daughter walk around the block alone, or even to the park with a friend.

HOME VALUES: Arborwalk homeowners deserve to be able to maintain the value of their homes. Adding an apartment complex will decrease home values in Arborwalk, which is detrimental and unfair to the residents.

VIOLATIONS:

The proposed development does not meet Lee's Summit's own requirements for parking spaces, which will lead to overcrowding, and illegal parking along our main road through the subdivision. This will impede traffic and decrease safety. The city must not allow an exception on this issue. We must adhere to our own codes! Additionally, the developer is requesting an exception to the required elevators to comply with the Americans with Disabilities Act. This is absolutely unacceptable! Is discrimination really what Lee's Summit wants to be known for?

ENVIRONMENTAL IMPACT: The proposed development raises concerns of drainage issues and how runoff will impact Raintree Lake. We must not allow a new development to threaten our environment and surrounding communities.

NOISE: The proposed apartment complex will increase noise in our currently peaceful community. As I stated earlier, one of the lovely benefits of living in Arborwalk is the ability to sit on the deck in the evening and listen to the wildlife.

UTILITIES: Existing utilities are already under stress. Adding an apartment complex could lead to water shortages or other service disruptions.

Arborwalk was designed to preserve and promote green spaces. Yet it feels as if the City of Lee's Summit is out to destroy every last bit of green space available and plop another apartment complex or gas station on it. There are many apartment complexes in Lee's Summit that are not at capacity, and still many more being built. We don't have the infrastructure to continue to support development at this rate. Let's please take some pride in our city, and work towards beautifying it, rather than overdeveloping it to the point of breaking. Please allow the Arborwalk community to maintain its natural surroundings, its character, its safety, its beauty, and its atmosphere.

Sincerely,

Denise Sterling
1029 SW Arborway Circle

Denise Sterling

Speech-Language Pathologist

Kentucky Trail Elementary

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Scott Ready

From: Jennifer Greene <j7greene@yahoo.com>
Sent: Sunday, February 23, 2025 9:55 AM
To: Scott Ready
Subject: Re: 150 & Ward Apartments

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Thank you for the response. My neighborhood has notified me of another meeting from I guess the developer. Single-family housing is what needs to be here. There are excessive amounts of traffic in this corridor. Attempting to go anywhere north to get any of the good and services we need is frustrating to say the least.

Jennifer Greene

On Feb 4, 2025, at 5:22 PM, Scott Ready <Scott.Ready@cityofls.net> wrote:

Good afternoon Jennifer,

Staff informed me that you had reached out for guidance regarding the 150 & Ward Apartments site, and we appreciate your interest in this proposed project. I've attached the 2025 deadline schedule for reference as the applicant is currently on schedule track 5, with their resubmittal projected for Feb 10. The earliest possible Planning Commission meeting at this point, if it stays on the current track line, would be March 13.

The applicant did hold a neighborhood meeting on Jan 29 and notices were mailed/postmarked seven days prior to the meeting as required by code. I understand you attended the meeting and am glad you did so. For Planning Commission and City Council public hearing notices, it's fifteen days, and signs will be posted on the site along with legal advertising in the paper. No PC or CC meeting dates have been determined as of now.

UDO Sec. 2.205. - Neighborhood Meeting

https://library.municode.com/mo/lee's_summit/codes/unified_development_ordinance?nodeId=ART2APPR

As project manager, one of my roles is to guide applicants thru the various processes required for their respective projects. The public is always encouraged to participate in the public hearing process and I've included the project portal below for reference and transparency. Please continue to monitor the portal for updates as they become available in the weeks ahead.

Project portal - PDP PL2024319

<https://devservices.cityofls.net/Planning/Status?planningId=7546>

Scott Ready, Project Manager - Dev. Ctr.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



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<2025_Deadline_Schedule.pdf>

Scott Ready

From: Tim A Ely <kc1derfulguy@gmail.com>
Sent: Monday, February 24, 2025 9:08 AM
To: Scott Ready
Cc: Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez; Cynda Rader; Faith Hodges; Donnie Funk
Subject: Re proposed apartment complex at 150Hwy/ Ward Rd.:

Follow Up Flag: Follow up
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From:
Tim Ely
1111 SW Arbormill Ter, 64082
913-908-8967

Subject: Concerns Regarding Proposed Apartment Complex at 150Hwy/Ward Rd

Good morning, all.

I am writing to express my concerns regarding the proposed construction of an apartment complex next to our neighborhood, Arborwalk. While I understand the need for development and housing expansion, I believe this project may have significant impacts on our community that should be carefully considered.

One of my primary concerns is increased traffic congestion. Our neighborhood streets are already busy, and adding a high-density residential complex will likely lead to additional vehicles, potentially causing safety hazards for pedestrians and school children. I urge the city to conduct a comprehensive traffic study and consider mitigation measures to address this issue.

Additionally, I am concerned about parking availability and infrastructure strain. With limited street parking and existing utilities already under stress, the addition of a large residential building could lead to overcrowding, water shortages, or other service disruptions. I would appreciate clarification on how the developers plan to accommodate these challenges. Please deny the asked for variance to parking requirements.

Another important issue is the impact on neighborhood character and property values. Arborwalk is known for its quiet streets, family-friendly atmosphere, green spaces, and distinctive style/architecture. The addition of a large apartment complex may alter the current environment, leading to noise, increased foot traffic, and changes in property values. Please do not consider any potential asked for change to the no parking designation for Arborwalk Blvd.

Finally, I would like to know what measures are being taken to address environmental concerns, such as

green space preservation, stormwater management/drainage into Raintree Lake, and sustainable building practices. Ensuring that this development does not negatively impact our community's natural surroundings is essential.

>>>

As well, the current greenery/brush cover supports many species, some of which may be potentially protected by current laws. I ask that removal of existing brush cover be prohibited until an environmental study is initiated and completed. It is my understanding that, during the previous approval process, bulldozing of that brush cover occurred without City approval or permit requests.

I kindly request that the city and developers engage with residents to discuss these concerns and explore possible alternatives or mitigations. A public forum or meeting would be a great opportunity for community members to voice their thoughts and ensure that this project aligns with the best interests of our neighborhood.

Thank you for taking the time to review my concerns. I appreciate your attention to this matter and look forward to your response. Please let me know if there are any upcoming meetings or discussions regarding this project.

>>>

I request that City representatives, including City Council members, be present for meetings regarding this project. There is a meeting at Holy Spirit Catholic Church on 2/26 at 6pm between the developer and affected residents and concerned others.

Sincerely,
Tim Ely

Sent from my T-Mobile 5G Device

Scott Ready

From: Paul A. Rison <Paul.Rison@pb.com>
Sent: Tuesday, February 25, 2025 7:32 PM
To: Scott Ready; mia.priar@cityofls.net; Hillary Shields; john.love@cityofls.net; trish.caryle@cityofls.net; Beto Lopez; cynda.radar@cityofls.net; Faith Hodges; donna.funk@cityofls.net
Subject: development on hwy 150

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Dear City of Lees Summit,

I am writing to express my strong opposition to the proposed construction of the new apartment buildings on Hwy 150. As a concerned resident of Lees Summit and Raintree Lake, I believe this development and any similar would have a negative impact on our community for several reasons.

First, increased residential density will exacerbate traffic congestion in an area that is already struggling with poor design and road conditions. Our roads and infrastructure are not equipped and already not maintained sufficiently, to handle the additional strain that this development would bring. As a parent with a teen driver, we have been concerned about the safety and overall appearance at the intersection of Raintree Drive and 150 now since Walmart was opened. The accident rate at this intersection continues to rise, yet nothing has been done to address the clear issues of this intersection. Intersection is on a hill and turning lanes do not align with each other causing a clear vision impairment when turning with yellow flashing signals. This is not the only intersection like this and they need to be addressed before we add more traffic to this area and thus an increased safety risk.

Second, the addition of more apartments will continue to lead to overcrowding in our local schools and public services, affecting the quality of education and essential resources for current residents. Our family has many teacher friends who can testify our area schools have already increased with behavioral issues across the board resulting in decreased instruction time for remaining students. This area of LS has already seen several apartment developments and low income housing that continue to exacerbate these issues.

Third, this development will continue to pose environmental issues to the lake communities of Raintree Lake and Winnebago Lake that it surrounds. It has been proven already that the excess runoff and drainage that flows into these lakes will continue to grow from these large developments, resulting in increased costs of residents who live in these communities to dredge the lakes yearly. The construction of large-scale apartments clearly does not align with the needs or preferences of the existing community.

I urge the city to reconsider this proposal and explore alternative solutions such as eating and shopping establishments that are very limited in this corridor. I appreciate your attention to this matter and hope my concerns, along with those of other residents, will be seriously considered.

Sincerely,

Paul Rison

Senior Director Field Operations (First Class)
Presort Services

M +1 913 226 8723

Paul.Rison@pb.com

pitneybowes.com



Pitney Bowes - Confidential

Scott Ready

From: Paul A. Rison <Paul.Rison@pb.com>
Sent: Wednesday, February 26, 2025 12:16 PM
To: Scott Ready
Subject: RE: development on hwy 150

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Thanks again. Another question being asked is will this development have any units dedicated to Section 8 and if so, how many and what percent of total available? If so, then how will this compare to other multifamily units across Lees Summit?

Pitney Bowes - Confidential

From: Scott Ready <Scott.Ready@cityofls.net>
Sent: Wednesday, February 26, 2025 11:12 AM
To: Paul A. Rison <Paul.Rison@pb.com>; mia.priar@cityofls.net; Hillary Shields <Hillary.Shields@cityofls.net>; john.love@cityofls.net; trish.caryle@cityofls.net; Beto Lopez <Beto.Lopez@cityofls.net>; cynda.radar@cityofls.net; Faith Hodges <Faith.Hodges@cityofls.net>; Donnie Funk <Donnie.Funk@cityofls.net>
Subject: RE: development on hwy 150

Good morning, and thank you for contacting me regarding your concerns about the proposed apartment project at 3620 SW Ward Rd. I am keeping track of all public inquiries, comments and information noted in a spreadsheet, while keeping our staff advised for their awareness and consideration.

The applicant will be hosting a neighborhood meeting this evening - 6pm, at Holy Spirit Catholic Church, as a follow-up to the meeting held on January 29; notices were mailed by the applicant on February 12 to adjacent property owners within 300' of the property. Meeting summary notes and an attendance log will be submitted afterward by the applicant and uploaded to the project portal as they did after the first meeting. Representatives from Milhaus Development, Kimley-Horn Civil Engineers, and Davidson Architects with the applicant team are expected to be in attendance and will be available for discussion of public comments and questions.

Our staff sent plan review comments to the applicant team on February 18 and we await their pending resubmittal. Although we're not at the point yet of establishing public hearing meeting dates for Planning Commission and City Council, the earliest a Planning Commission meeting could possibly occur as of today is April 10 but that date is tentative, dependent upon when the next resubmittal is received and after subsequent staff comments and a determination. Public notice letters will be mailed and public notice signage posted on the property when meeting dates for Planning Commission and City Council have been set.

I've attached the 2025 Deadline Schedule for reference, and track no. 7 currently applies but subject to change. You may be already accessing the project's accessible portal link, but if not, I've provided it below. Your interest in the project is greatly appreciated, and I'm glad to provide assistance for all involved.

PL2024319

<https://devservices.cityofls.net/Planning/Status?planningId=7546>

Scott Ready, Project Manager - Dev. Ctr.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



Pitney Bowes - Confidential

From: Paul A. Rison <Paul.Rison@pb.com>
Sent: Tuesday, February 25, 2025 7:32 PM
To: Scott Ready <Scott.Ready@cityofls.net>; mia.priar@cityofls.net; Hillary Shields <Hillary.Shields@cityofls.net>; john.love@cityofls.net; trish.caryle@cityofls.net; Beto Lopez <Beto.Lopez@cityofls.net>; cynda.radar@cityofls.net; Faith Hodges <Faith.Hodges@cityofls.net>; donna.funk@cityofls.net
Subject: development on hwy 150

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CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Dear City of Lees Summit,

I am writing to express my strong opposition to the proposed construction of the new apartment buildings on Hwy 150. As a concerned resident of Lees Summit and Raintree Lake, I believe this development and any similar would have a negative impact on our community for several reasons.

First, increased residential density will exacerbate traffic congestion in an area that is already struggling with poor design and road conditions. Our roads and infrastructure are not equipped and already not maintained sufficiently, to handle the additional strain that this development would bring. As a parent with a teen driver, we have been concerned about the safety and overall appearance at the intersection of Raintree Drive and 150 now since Walmart was opened. The accident rate at this intersection continues to rise, yet nothing has been done to address the clear issues of this intersection. Intersection is on a hill and turning lanes do not align with each other causing a clear vision impairment when turning with yellow flashing signals. This is not the only intersection like this and they need to be addressed before we add more traffic to this area and thus an increased safety risk.

Second, the addition of more apartments will continue to lead to overcrowding in our local schools and public services, affecting the quality of education and essential resources for current residents. Our family has many teacher friends who can testify our area schools have already increased with behavioral issues across the board resulting in decreased instruction time for remaining students. This area of LS has already seen several apartment developments and low income housing that continue to exacerbate these issues.

Third, this development will continue to pose environmental issues to the lake communities of Raintree Lake and Winnebago Lake that it surrounds. It has been proven already that the excess runoff and drainage that flows into these lakes will continue to grow from these large developments, resulting in

increased costs of residents who live in these communities to dredge the lakes yearly. The construction of large-scale apartments clearly does not align with the needs or preferences of the existing community.

I urge the city to reconsider this proposal and explore alternative solutions such as eating and shopping establishments that are very limited in this corridor. I appreciate your attention to this matter and hope my concerns, along with those of other residents, will be seriously considered.

Sincerely,

Paul Rison

Senior Director Field Operations (First Class)
Presort Services

M +1 913 226 8723

Paul.Rison@pb.com

pitneybowes.com



Pitney Bowes - Confidential

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Scott Ready

From: Donnie Funk
Sent: Wednesday, February 26, 2025 7:47 AM
To: Mindy Rison
Cc: Scott Ready; Faith Hodges
Subject: RE: Concerns Regarding the Proposed Apartment Complex

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Mrs. Rison,

Thank you for reaching out to me, I have copied in Scott Ready who is the Project Manager for City Staff as well as my fellow Council member in district 4 Council Member Faith Hodges. Scott is going to be able to provide details of where this project is from the City's standpoint. We as a full council have not seen this project come before us so I don't have much input at this point.

The City provides a great process for the public to be involved starting at the Planning Commission that at some point if the application makes it that far there will be a public hearing so all voices can be heard.

I will let Scott provide any further updates at this point.

Thanks,

Donnie Funk, Councilmember, District 4

220 SE Green Street | Lee's Summit, MO 64063

City Hall: 816.969.1010

cityofls.net | Donnie.Funk@cityofls.net



From: Mindy Rison <mindy.rison@lsr7.net>
Sent: Wednesday, February 26, 2025 6:43 AM
To: Donnie Funk <Donnie.Funk@cityofls.net>
Subject: Concerns Regarding the Proposed Apartment Complex

You don't often get email from mindy.rison@lsr7.net. [Learn why this is important](#)

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Dear Mr.Funk,

I hope this message finds you well. I am writing to express my concerns regarding the new apartment complex project proposed for Highway 150 and Ward Rd.

As a teacher in the Lee's Summit School District, I have seen the negative impact the recent Echelon complex has had on our school. Additionally, as a resident of Raintree Lake, I am particularly worried about how this new development could affect our lake. The potential runoff from the complex poses a threat not only to our children's enjoyment of swimming and water sports but also to the local wildlife.

There are also concerns regarding increased traffic and noise, which could compromise the safety and quality of life in our community. Furthermore, I fear that allowing this apartment complex to be built could lead to a decrease in our property values.

Thank you for considering these serious concerns. I appreciate your attention to this matter and hope for a favorable resolution.

Warm regards,

Mindy Rison



[Mrs. Rison's Parent Schoology](#)

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Scott Ready

From: Paul A. Rison <Paul.Rison@pb.com>
Sent: Thursday, February 27, 2025 10:00 AM
To: Scott Ready; mia.priar@cityofls.net; Hillary Shields; john.love@cityofls.net; trish.caryle@cityofls.net; Beto Lopez; cynda.radar@cityofls.net; Faith Hodges; Donnie Funk
Subject: RE: development on hwy 150

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Morning,

I wanted to provide some an update after attending the meeting last night that I am now more concerned about this development than I was before. In particular, the drainage off this property which will feed directly into Raintree Lake. I believe one of the many things that makes Lees Summit a great place to live is the lakes and communities we have that surround them. It should be our upmost responsibility to ensure we keep them pristine for future use. Last night, the engineer fully admitted that the retention pond behind the Chiropractors building is the first stage of collecting water overflow that will occur from development. They also admitted that this pond is in dire condition but stated it was the city and owners responsibility to maintain. Unacceptable answer. Again, all this draining right into the lake in which our families swim and boat in all summer. In addition, they could not answer whether the common ground and swimming pool at development would feed into the storm water system or not.

There were many other concerns by Arbor Walk residents, parking (1.5 spaces to LS requirement of 2.0), height of buildings not matching surroundings, drowning out neighborhood, vast increase in traffic flow without any additional signal lights, etc. None of which were answered by developer and honestly many were pushed back to City or initial development guidelines from 15 years ago that are no longer relevant.

We have a wonderful city, even if these questions are addressed at some point, the overall sentiment continues to be why are we agreeing to build these types of developments in a community in which most do not want them. These decisions will ultimately change the future dynamics of the population for generations and I ask that the city focus on projects that the community actually supports, not developments that will drive families away. Thank you.

Pitney Bowes - Confidential

From: Scott Ready <Scott.Ready@cityofls.net>
Sent: Wednesday, February 26, 2025 11:12 AM
To: Paul A. Rison <Paul.Rison@pb.com>; mia.priar@cityofls.net; Hillary Shields <Hillary.Shields@cityofls.net>; john.love@cityofls.net; trish.caryle@cityofls.net; Beto Lopez <Beto.Lopez@cityofls.net>; cynda.radar@cityofls.net; Faith Hodges <Faith.Hodges@cityofls.net>; Donnie Funk <Donnie.Funk@cityofls.net>
Subject: RE: development on hwy 150

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PL2024319

<https://devservices.cityofls.net/Planning/Status?planningId=7546>

Scott Ready, Project Manager - Dev. Ctr.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



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From: Paul A. Rison <Paul.Rison@pb.com>
Sent: Tuesday, February 25, 2025 7:32 PM
To: Scott Ready <Scott.Ready@cityofls.net>; mia.prior@cityofls.net; Hillary Shields <Hillary.Shields@cityofls.net>; john.love@cityofls.net; trish.caryle@cityofls.net; Beto Lopez <Beto.Lopez@cityofls.net>; cynda.radar@cityofls.net; Faith Hodges <Faith.Hodges@cityofls.net>; donna.funk@cityofls.net
Subject: development on hwy 150

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Dear City of Lees Summit,

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I urge the city to reconsider this proposal and explore alternative solutions such as eating and shopping establishments that are very limited in this corridor. I appreciate your attention to this matter and hope my concerns, along with those of other residents, will be seriously considered.

Sincerely,

Paul Rison

Senior Director Field Operations (First Class)
Presort Services

M +1 913 226 8723

Paul.Rison@pb.com
pitneybowes.com



Pitney Bowes - Confidential

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Scott Ready

From: Tim A Ely <kc1derfulguy@gmail.com>
Sent: Thursday, February 27, 2025 8:06 AM
To: Scott Ready
Subject: FW: 150Hwy/ Ward Rd project

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from kc1derfulguy@gmail.com. [Learn why this is important](#)

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Sorry about this email; my email app did a strange copy/ paste thing

Tim Ely

Sent from my T-Mobile 5G Device

----- Original message -----

From: Tim A Ely <kc1derfulguy@gmail.com>
Date: 2/27/25 8:01 AM (GMT-06:00)
To: Scott.Ready@cityofls.net
Subject: 150Hwy/ Ward Rd project

Good morning, Scott.

I'd like to address a specific topic which came up in the meeting last night: the 2003 master development plan. The developer spoke on it. Stated was the fact that development is according to guidelines/ requirements in it. Mentioned was that these requirements will be followed, but that after approval is granted, and when the plan

Good morning, Scott.

I'd like to address a specific topic which came up in the meeting last night: the 2003 master development plan. The developer spoke on it. Stated was the fact that development is according to guidelines/ requirements in it. Mentioned was that these requirements will be followed, but that after approval is granted, and when the plan is updated, the approval will already have been given. Unstated was that the updated plan will not be applicable to this project.

The plan is now 22 years old; much change to this area has occurred; traffic, population, and much more. Please initiate master plan update prior to considering approval for this project.

Another item: traffic study. Discussed was road/traffic study. Traffic patterns in this area have been highly affected by construction at a distance from this site; Lake Winnebago(sp?), southern Ward Rd, 58Hwy, to list a few examples, which highly affect this site. The engineer didn't know/wouldn't state how far away road construction is considered when determining project requirements.

All entries to this complex will be from ancillary roads; ie Arborwalk Blvd. Elevation difference was the given rationale for this. Please consider requiring entry to the complex from Ward Rd directly and/ or 150Hwy.

Please require an environmental study to determine impact to indigenous wildlife and/ or protected species. The representatives did admit that, during the previous project attempt, bulldozing of brush cover occurred to interfere with indigenous species nesting/ birthing. Such occurred without city permitting for bulldozing/ site modifications. Please assure that permits are obtained in the proper manner/ time frame.

Please forward as appropriate.

Thanks,
Tim Ely

is updated, the approval will already have been given. Unstated was that the updated plan will not be applicable to this project.

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Please forward as appropriate.

Thanks,
Tim Ely

Scott Ready

From: Malia DeJong <malia129@gmail.com>
Sent: Wednesday, March 5, 2025 11:23 AM
To: Scott Ready
Subject: Re: Development on 150 hwy and ward rd

Follow Up Flag: Follow up
Flag Status: Flagged

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CAUTION! This is an EXTERNAL email originated from outside the organization. Do not click links or open attachments unless you recognize the SENDER and know the content is safe.

Hi Scott,

Thank you for responding to my email regarding the concerning project at 150 and Ward.

I attended the developer meeting on 2/26/25, and according to my neighbor who was able to go to the initial meeting, there seemed to be an even bigger turnout with many concerned community attendees.

The meeting was eye opening and honestly confirmed my previously discussed concerns, as well as adding additional concerns.

Safety is my number one priority and continues to be my concern:

- Street parking, which will likely happen even if the developers increase parking spots to the City's requirements, if you drive around any apartment complex in this city you will see cars parked on the street.
- Increased traffic (24 hours a day, not just during business hours), the developers kept "threatening" with retail locations vs. the proposed apartments and honestly for safety and traffic reasons I would much rather have retail businesses located there. (My close neighbors have also voiced this as their preference vs. the current apartment proposal).
- During the meeting the developers discussed the difference and ratios of the neighboring cities in regards to multifamily dwellings vs. single family dwellings. Lees Summit is similar to Olathe, the developers were encouraging moving towards ratios found in Overland Park and other cities. This is so discouraging, as Olathe is one of the top 20 SAFEST cities in the country. This is the model we should be striving for; NOT those other high crime cities.

I continue to worry about the population of residents that this property would attract.

- There are different resources I have looked at that indicate increased crime rates in higher density living properties.
- There was a discussion regarding the increase in children in the school district with already stretched resources for the elementary and middle schools. The developers kept referencing information about how many children would likely be living there but they also referenced apartment buildings in urban areas and in completely different cities/states.

This meeting significantly increased my concerns regarding the environment including the nearby city park, green space preservation, stormwater management, sustainable building practices, and maintaining our community's natural surroundings.

-Several community members brought up the drainage concerns throughout the arborwalk area, this was not only in regards to drainage and back up affecting the nearby lakes but also the neighborhoods surrounding.

-There have already been issues with drainage with the small creek around the Arborwalk neighborhood, many of the houses in our neighborhood have had recent foundation issues, there are notable areas of concrete (driveways, alleys, and sidewalks) that have been affected by water drainage.

-It is a huge concern that this apartment complex will affect the drainage of water leading to significant worsening of these problems.

-Throughout the meeting the developers kept referencing a project plan from **2003**, 22 YEARS ago! The community has changed significantly over the last 22 years and it is extremely concerning that this has not been re-evaluated in detail to prevent avoidable issues in the future. The developers were very dismissive regarding this concern which I understand as this is all a bottom-line business deal for them to make money, but this absolutely needs to be addressed.

I hope that our voices can be heard regarding this development and I beg for support from our council members.

Thank you again for your response and I will keep checking in regarding upcoming meetings.

Malia DeJong
Malia129@gmail.com
(816)651-3681
1140 SW Arbor Walk Ln
Lees Summit, MO
64082

On Fri, Feb 21, 2025 at 3:59 PM Scott Ready <Scott.Ready@cityofls.net> wrote:

Good afternoon, and thank you for contacting me regarding your concerns about the proposed apartment project at 3620 SW Ward Rd. I will be keeping track of all public inquiries and information noted in a spreadsheet, while keeping our staff advised for their awareness and consideration.

The applicant will be hosting a neighborhood meeting at Holy Spirit Catholic Church next Wednesday, February 26, at 6pm as a follow-up to the meeting held on January 29; notices were mailed by the applicant on February 12. I encourage you to attend if possible where you'll be able to talk further with their group. Our staff sent plan review comments out this past Tuesday and we await their pending resubmittal.

Although we're not at the point yet of establishing public hearing meeting dates for Planning Commission and City Council, the earliest a Planning Commission meeting could possibly occur is March 27 but that date is tentative, dependent upon when the next resubmittal is received and after subsequent staff comments and a determination. Public notice letters will be mailed and public notice signage posted on the property when meeting dates for Planning Commission and City Council have been set.

I've attached the 2025 Deadline Schedule for reference, and track no. 6 currently applies but subject to change. Provided below is the project portal link for reference; you may be doing so already, but if not, I encourage you to monitor it for activity. Your interest in the project is greatly appreciated, and I'm glad to provide assistance for all involved.

PL2024319

<https://devservices.cityofls.net/Planning/Status?planningId=7546>

Scott Ready, Project Manager - Dev. Ctr.
220 SE Green Street | Lee's Summit, MO 64063
816.969.1225 | cityofLS.net | Scott.Ready@cityofls.net



From: Malia DeJong <malia129@gmail.com>
Sent: Thursday, February 20, 2025 1:07 PM
To: Scott Ready <Scott.Ready@cityofls.net>; Mia Prier <Mia.Prier@cityofls.net>; Hillary Shields <Hillary.Shields@cityofls.net>; John Lovell <John.Lovell@cityofls.net>; Trish Carlyle <Trish.Carlyle@cityofls.net>; Beto Lopez <Beto.Lopez@cityofls.net>; Cynda Rader <Cynda.Rader@cityofls.net>; Faith Hodges <Faith.Hodges@cityofls.net>; Donnie Funk <Donnie.Funk@cityofls.net>
Subject: Development on 150 hwy and ward rd

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Dear Scott and team,

I am writing to voice concerns regarding the proposed development for the area at the northwest corner of 150 Hwy and Ward rd. My family has lived in the Arborwalk neighborhood for over 4 years and have significant concerns about the proposed plan.

The number one concern I have is for the safety of my children. We live in a house facing 150 hwy on the south side of the neighborhood directly across from the proposed site. We already have significant concerns with the traffic along SW Arborwalk blvd. This is a busy road that has become even busier since we have lived here. There are frequently vehicles traveling significantly over the speed limit and the intersection at Ward rd and SW Arborwalk blvd has become dangerous without having a traffic light.

-The proposed plan will increase this traffic significantly and with increased traffic and additional speeders our families' and children's safety is at risk.

-With the proposed plan there is not enough parking as required by the city and most likely those future tenants would seek parking in areas on the road including SW Arborwalk blvd. Again increasing safety risks.

Another concern is the reported "luxury" apartments rent is significantly low for what the typical luxury apartment rent would cost.

-This leads to concerns regarding the population that will be renting these apartments.

Finally (although truly I could go on and on about my concerns), there is significant concern for the environment including the nearby city park, green space preservation, stormwater management, sustainable building practices, and maintaining our community's natural surroundings.

-The strain on the infrastructure and existing utilities could lead to water shortages, overcrowding, and other disruptions to local services.

-Maintaining and improving property value is so important for anyone living in the Lees Summit City limits and this is a major concern with the proposed planning.

Thank you for taking the time to read my concerns. I know I am not alone in my worries of the negative impact on our community. I look forward to hearing more regarding the plans to address these above issues.

Malia DeJong

Malia129@gmail.com

(816)651-3681

1140 SW Arbor Walk Ln

Lees Summit, MO

64082

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Scott Ready

From: Heather Horner <hhorner@bsd124.org>
Sent: Sunday, March 23, 2025 4:05 PM
To: Scott Ready
Cc: Mia Prier; Hillary Shields; John Lovell; Trish Carlyle; Beto Lopez; cynda.radar@cityofls.net; Faith Hodges; Donnie Funk
Subject: Concerns regarding proposed apartment complex at 150 and Ward at Arborwalk

Follow Up Flag: Follow up
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Heather Horner
1044 SW Wysteria Dr
Lees Summit, MO 64082
hhorner@bsd124.org
816-896-0710

I am writing to express my concerns regarding the proposed construction of an apartment complex in our neighborhood, Arborwalk. I believe this project may have significant impacts on our community that should be carefully considered.

One of my primary concerns is increased traffic congestion within our already busy neighborhood streets and entrance onto Ward Road...as well as the added congestion at the 150 hwy and Ward Rd intersection. Our Ward Rd entrance and the intersection are both already quite congested during peak hours.

Has the fact that the newly added Raintree assisted living complex on 150 hwy (right on the other side of our neighborhood) will create much more traffic/congestion to our little confined area been taken into account? It is a very large complex.

Additionally, I am concerned about parking availability. All the apartment complexes I am familiar with in Lee's Summit have parking issues. Parking spills onto streets and their nearby parking areas. During the required neighborhood meeting, the developer informed homeowners that they are planning on 272 apartments with 476 parking spaces. We were told that the city requires 542 parking spaces but were given approval to forego the city requirement and only have 476.

Another VERY important issue is the impact on neighborhood character and property values. Arborwalk is known for its unique character that includes colonial style houses with

alleyways, brick front Row Houses and townhomes as well as Bella homes that represent cottage style architecture. With this proposed apartment complex literally being placed within our entrance (200 yards from our neighborhood border), our neighborhood will be impacted greatly. We now have a quaint, family friendly atmosphere that is somewhat quiet, safe, and green. The addition to a large apartment complex will alter the current environment, leading to noise, increased traffic, and change the property values.

Finally, I would like to know what measures are being taken to address environmental concerns, such as green space preservation within the city and our specific area. As well as stormwater management and sustainable building practices. Does Lee's Summit REALLY need ANOTHER apartment complex?

Thank you for your time and consideration regarding my concerns. I look forward to hearing back from you.

Sincerely,
Heather Horner

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Hello,

When is the zoning meeting for this project?

Linda Manasa

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On 03/05/2025 4:58 PM CST LRM AND ASSOC <lrrecover@comcast.net> wrote:

Good Afternoon,

I understand another developer is trying to get a permit for apartments on Ward and 150.

Please do not allow anymore apartment buildings in zip code 64082. This zip code is already overcrowded with multi family housing and rentals. I live in Raintree and have seen the increase in crime, traffic and just an overall reduction in the quality of our community. This is a private lake and there is also an increase in people who do not live in Raintree trespassing to fish on our lake. Due to the fact they do not have a vested interest in our community they leave fishing line with hooks, trash, etc around our waterways. Our geese and other wildlife have an increase in fishing hooks in their feet and get tangled up in the line. During the summer many teenagers ride their bikes

here and hang out on the dock, ride all their bikes in the street over the bridge blocking traffic. It has not always been this way, just the last few years and it will only get worse.

There are so many other options for that corner that will enhance the community instead of lowering the value and making it more distressed. How about a park? We do not have a city park anywhere around us. That would enhance the community and add value to it rather than deduct from it.

Thank you for your consideration,

Linda Manasa

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