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August 16, 2016

Planning & Codes Admin

Dawn Bell, Project Manager
City of Lee's Summit
Planning & Development Department
220 SE Green Street
Lee's Summit, MO 64063

RE: Summit Village First Plat
Commercial Preliminary Development Plan Applicant's Letter
Application Number: PL2016114

Dear Planning Staff of Lee's Summit:

We thank you for this opportunity to submit a request for modification from the City code, for the proposed high impact screening buffer.

The specified code is 14.200 Required Typical Impact Screens – High Impact Screening. We have discussed with City Staff and our proposal is to provide medium impact screening with a minimum 10' wide buffer yard. Due to site constraints, there is difficulty meeting the minimum 20' wide buffer yard requirement of the high impact screening. There would also be a tangible cost impact on constructing a masonry wall or vinyl fence for high impact screening along the entire length of the eastern edge of the proposed parking lot on Lot 2. To offset this request to reduce the 20' wide buffer yard and wall/fence requirement, we will provide screening per the medium impact screening requirements, as well as additional screening in the form of vinyl fencing to be located on Lot 2, between Summit Village and the east property line, along the northern open portion of the Unity Village Apartments' parking lot.

Thank you for your assistance. Should you have questions or need additional information please call our office.

Sincerely,

LUTJEN, INC.

Scott Cargill
Project Manager

Enclosures

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1301 Burlington, Suite 100
North Kansas City, MO 64116
TEL 816.587.4320
FAX 816.587.1393

www.lutjen.com
www.olssonassociates.com