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May 22, 2018

Ms. Dawn Bell  
Project Manager  
Development  
City of Lee's Summit  
220 SE Green St.  
Lee's Summit, MO 64015

RE: Cobey Creek-UDO Modification

Ms. Bell,

Please use this letter, on behalf of JCM Development, developers of Cobey Creek, to request a modification on the Cobey Creek Preliminary Development Plan per Section 16-240 of UDO on maximum length of a subdivision block, based on R-1 zoning.

The developers believe that per the rezoning of the property to PMIX, typical standards can be varied in order to provide some character to the layout in addition to the multiple land uses of the development.

The block length is exceeded in the single family section only and the developers feel there is no benefit to breaking the blocks down further and would actually realize a loss of lots and an increase in infrastructure cost at no benefit to the City.

In addition, it is requested that a 51<sup>st</sup> unit, Lot 12, be allowed to be included in Phase 1 construction. This will allow Phase 1 to be contiguous along Road C.

For these reasons the modifications are requested for consideration and approval.

Please advise if you need any additional information,

Regards,

A handwritten signature in black ink, appearing to read 'Kevin Sterrett', with a horizontal line extending to the right.

Kevin Sterrett, PE PLS  
Development Services Manager