

# NEIGHBORHOOD MEETING MINUTES

February 28<sup>th</sup>, 2025

RE: NEIGHBORHOOD MEETING #2

Preliminary Development Plan Application

(The Property located at the NW corner of the intersection of MO 150 Hwy and SW Ward Rd)

Dear Mr. Scott Ready,

Attendee sign-in sheet attached. See below for meeting minutes for the 150 & Ward Neighborhood Meeting #2 (2/26/2025):

- Project team introductions
  - Milhaus, Kimley-Horn, and Davidson
  - Discussed previous Milhaus projects that are similar to this one
  - Presented data from City of Lee's Summit regarding desire for SF and MF housing
  - Presented data from City of Lee's Summit regarding expected population increase of 37,700 people from 2020 to 2040
  - Displayed Lee's Summit Residential Development Map showing SF and MF developments
- General concern with parking on Arborwalk, Arbor Park Lane, and Wysteria Terrace
  - Arborwalk is "no parking" is the existing condition with no intent of modifying that
  - Residents parking on Arbor Park Lane and Wysteria Terrace could be reported to management
    - Milhaus will work with local law enforcement to limit street parking
- General concern with Ward Rd and Arborwalk intersection
  - Neighbors argued for the installation of a traffic signal
    - Traffic study was conducted late last year and revised early this year and does not warrant a new signal at the intersection.
    - City attorney and master developer will be working to generate a new development agreement/master development plan to replace the outdated 2003 version.
  - Questions arose regarding alternative access points off of Arborwalk in order to bypass the Ward Rd intersection.
- General concern with increased runoff going to Raintree Lake due to development
  - Concern with flooding of existing homes due to new development

- Project team explained the detention for the master development and how the developments upstream have been over-detained, thus eliminating the need for detention for our site.
    - Resolved concern
  - Siltation of the small pond just upstream of Raintree Lake was brought up
    - There is an agreement in place between master developer and owner of the pond to clear, dredge, and clean out the pond to improve its condition and capacity for stormwater runoff
- General concern with stream buffer
  - Neighbors were confused with the definition of a stream
    - City does not want to pursue a stream buffer waiver due to the way that the on-site stream was maintained over the years
- General concern with 3-story buildings not fitting the nature of the neighborhood
  - Surrounding homes are 2-story, 3-story is too tall
  - Architectural design was not received well by the general group
  - It was mentioned that there were duplexes previously proposed on this site which would be better than the apartments
    - Unsure if this is true
- General concern with the proposed Hydrodynamic Separators
  - One neighbor requested that we put a micron filter or a more robust filtration system within our HDS in order to capture animal fecal matter
- General concern about earthwork quantities/grades on the site
  - Cutting approximately 6ft into the hill to lower the high end of the site and raise the low end of the site
  - Very normal to have earthwork moving around during construction
- General concern about construction timeline and cleanliness
  - Construction in total is estimated to take 24 months
  - Construction will be performed in a legal manner

If you have any questions or concerns, feel free to contact me.

Sincerely,



Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates