



PHOENIX ENGINEERING & SURVEYING, LLC

CIVIL ENGINEERS SURVEYORS PLANNERS

January 3, 2017

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JAN 08 2017

Ms. Jennifer Thompson, Planner
City of Lee's Summit
220 SE Green St.
Lee's Summit, MO 64063

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-2016-219-

Planning & Zoning Admin

RE: Application No's. 2016219 and 2016220
Whispering Woods Subdivision
Rezoning and Preliminary Plat Dev. Plan
Lee's Summit, Jackson County, Missouri

Ms. Thompson,

Please find along with this letter the supporting documentation for the resubmittal of the above reference project. As part of the preliminary review, we found it necessary to revise the preliminary plat and resubmit as a Preliminary Development Plan. The criteria that made the change a necessity are listed below:

- The street configuration does not adhere to the Unified Development Ordinance (UDO) in the fact that all blocks are not less than 770 feet in length as required by the R-1 zoning.
- Due to accommodation of the walking trail that connects Pryor Road to Lee's Summit West High School, the normal rear yard setback of 30 feet will not accommodate the desired building footprints anticipated for this development. Although we are requesting that the setback be allowed for lots 129 – 144 to be established at 20 feet, this will be measured from the Tracts that are reserved for the walking trail which will effectively maintain a 40 foot offset from the plat boundary.
- Under the UDO, no development shall be allowed that has greater than 50 lots served by a single entrance. In discussions with the Lee's Summit Fire Dept., we are requesting that the first two phases be allowed to be platted with a sum total of 68 lots. An administrative hold will be placed on the second phase by the Fire Department until such time that progress has been made to provide the second access point to the development.

We have made the corrections that have been cited in your "Applicant's Letters" dated December 16, 2016 and December 21, 2016. How each item was addressed is identified on the following pages where the original comment is included along with our response shown in blue italic font.

If you have any questions or need additional information please feel free to call me.

Sincerely,
Phoenix Engineering and Surveying, L.L.C.

Brian L. Glenn, PE, CFM, LEED AP