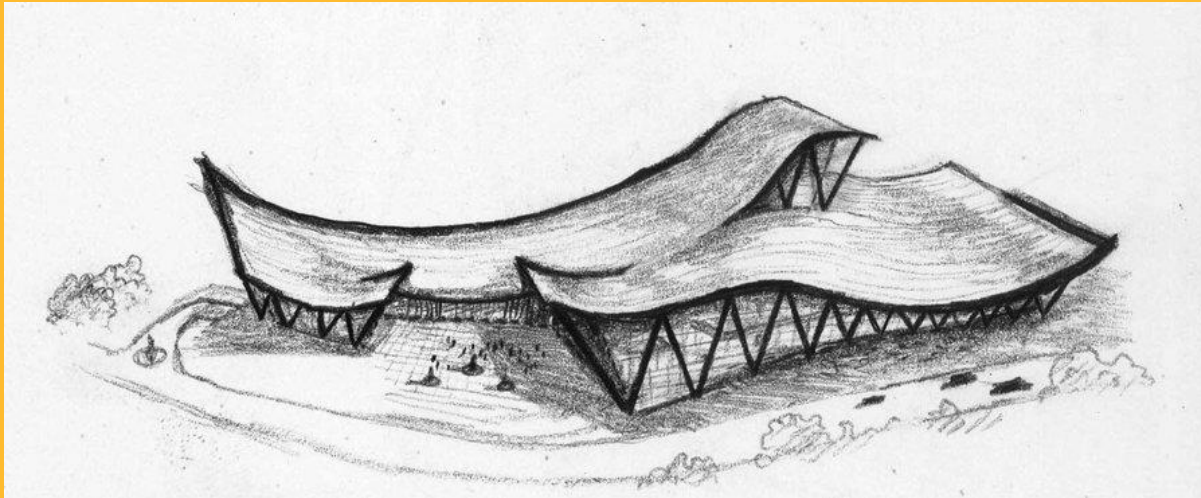


Preliminary Development Plan to Final Development Plan



LEE'S SUMMIT
MISSOURI



Yours Truly

Preliminary Development Plan

- Is it possible?
- Public process involving most projects
- UDO requirements
- Infrastructure capacity
 - Traffic
 - Sewer
 - Water
 - Stormwater

Final Development Plan

- Near construction level documents
- Finer architectural detail
- Actual design of private or public infrastructure associated with development
- Currently this is a purely administrative process
- Some changes are allowed between PDP and FDP

Minor Changes

1. Increases in the density of residential uses up to and including 10%.
2. Increases in the total floor area of all nonresidential buildings covered by the plan up to and including 25%.
3. Increases of lot coverage up to and including 10%.

4. Increases in the height of any building up to and including 25%.
5. Decreases of any peripheral setback up to and including 10%.
6. Decreases of areas devoted to open space up to and including 10%.
7. Reconfiguration of buildings provided that no required setbacks are violated
8. Revised phasing plan that has no substantial impact upon traffic circulation or required street construction

Substantial Changes (new public hearing)

1. A change in the phases as originally specified in the preliminary development plan that would have a negative impact on the traffic circulation.
2. Increases in the density or intensity of residential uses of more than 10%.
3. Increases in the total floor area of all nonresidential buildings covered by the plan of more than 25%.

4. Increases of lot coverage of more than 10%.
5. Increases in the height of any building of more than 25%.
6. Changes of architectural style that will make the project less compatible with neighboring uses.
7. Changes in ownership patterns or stages of construction that will lead to a different development concept.

8. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities.
9. Decreases of any setback of more than 10%.
10. Decreases of areas devoted to open space of more than 10% of such open space, or the substantial relocation of such areas.
11. Changes of traffic circulation patterns that will negatively affect on-site and/or off-site traffic.

12. Changes of existing and/or proposed pedestrian walkways that will negatively affect pedestrian traffic.
13. Modification or removal of conditions to the preliminary development plan approval.
14. Changes to the water or sanitary sewer plans that impact these utilities outside the project boundaries.

Questions