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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Roger Alexander

Address:

1632 NE Woodland Shores Circle

LEES SUMMIT, Missouri 64086

Home Phone: 8166685484

Cell Phone:

Email: 112254.roger@gmail.com

Application Number: PL2019330

Comments: Dear Mr. Johnson and other members of the City Council as appropriate

I am requesting your support in opposition of the development of Woodland Oaks (Application Number PL2019330). The developer of the proposed Woodland Oaks neighborhood, Mr. Charles Huff, has not (to date) made provisions for a separate entrance into the new neighborhood of 41 lots. This means that all traffic in and out of the new neighborhood will have access only through the entrances of Woodland Shores (primarily through the north entrance) which is of great concern to many of us in the Woodland Shores community. The amount of increased traffic related to a new neighborhood was never entertained in the planning for Woodland Shores. We question if this also represents a safety threat for fire and ambulance service to the new neighborhood as well as safety issues for the residents of Woodland Shores.

I hope that the appeal of more tax dollars for the City does not sway Council Members to ignore the very real concerns posed by Woodland Shores residents. The developer does not seem to have the best interest of the new residents or Woodland Shores residents in mind with this current proposal.

Please support the concerned residents of Woodland Shores.

Roger Alexander

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Submission Date: 2019-12-04_15:20:00

User IP: 174.58.139.182

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Erin Wade

Address:

1720 ne lashbrook dr

Lee's summit , Missouri 64086

Home Phone:

Cell Phone: 8162257466

Email: Phlips16@yahoo.com

Application Number: PL2019330

Comments: As a homeowner who will be significantly impacted by the proposed Woodland Oaks subdivision, I am not necessarily opposed to the landowner wanting to move his land from agricultural to residential provided that he can come up with a plan that is reasonable for all people involved. What I am opposed to is using Lashbrook as the sole entrance into the neighborhood. No reasonable person could have guessed that the sole entryway into a different community of over 40 homes would be through their community. For the people on Lashbrook, and to a lesser extent, Woodland Shores Lane, there is no way that a person buying could have reasonably expected that amount of traffic to be going down their street. The strongest argument against what the landowner is proposing and what the city is green lighting is when it comes to child safety. As a resident who is towards the end of Lashbrook, this will increase the traffic in front of my property by 95%. I think that a reasonable person understands that will impact the safety of my children. . So, I think you can see why we are so frustrated. This is not a case of a bunch of angry home owners not wanting someone to develop their land as they see fit. It is a case where we are being exploited and do not feel like the city is backing us up. I propose there be access points on Colben, Blackwell, or both, leaving Lashbrook untouched. There is absolutely no reason why Woodland Shores should be an entryway, let alone, the sole entry, into an entirely different community.

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Submission Date: 2019-11-04_10:17:25

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Shanna Hanson

Address:

1659 NE Lashbrook Ct

Lees Summit, Missouri 64086

Home Phone: 8165254131

Cell Phone: 8163059816

Email: hanson.shanna@gmail.com

Application Number: PL2019330

Comments: I am excited to see this land rezoned from commercial. I do believe residential is the best use of the land. My concern is with the proposed entry pattern into and out of the subdivision. The residents of Woodland Oaks and Woodland Shores would be best served if the entrance into the Woodland Oaks subdivision was off Blackwell and not through Woodland Shores and Lashbrook. Here are my reasons:

1. The Woodland Shores entry onto and from Blackwell is already dangerous. It is difficult to see cars going South on Blackwell as you are turning into Woodland Shores and difficult to see cars coming North on Blackwell as you are leaving Woodland Shores. The extra traffic (approximately 41 homes x 2 cars each = 82 more vehicles) coming in and out.

2. There are a TON of kids that play outside at the houses on the corners of Woodland Shores and Blackwell. The additional traffic makes this extremely dangerous for them. If even one kid is injured it is not worth it.

3. There are a TON of kids that get on and off several different buses at the intersection of Woodland Shores and Lashbrook, the very entry/exit you are proposing for Woodland Oaks. This number could easily be quantified by the City.

4. In the morning, leaving Woodland Shores, and in the evening, entering Woodland Shores, the sun is INTENSE! This makes it extremely difficult to see other cars and particularly children, bike riders and walkers. Any extra traffic raises the possibility of pedestrian injury, let alone 82 more vehicles twice a day. Add this to points number 2 and 3 above.

Again, I do support the rezoning and the housing development, but oppose the entry to and from through Woodland Shores and particularly Lashbrook. At least drive the area and experience the situations I outlined above before you make a decision. I am happy to be reached for comment. Thank you for listening.

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Submission Date: 2019-11-02_17:42:18

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Victoria Alexander

Address:

1632 NE Woodland Shores Circle

Lee's Summit, Missouri 64086

Home Phone: 8163040382

Cell Phone:

Email: vickyalex56@gmail.com

Application Number: PL2019330

Comments: Attention Bob Johnson,

I would like to request your support and that of other Lee's Summit City Council members in opposing the proposed development of Woodland Oaks to be located at Colburn Rd and Blackwell. As currently outlined, the new community would not have a separate entrance to their neighborhood from either Colburn Rd or Blackwell. I find it very disconcerting for a developer to plan such a project without at least one dedicated entrance. This lack of foresight will be a detriment to the Woodland Shores community as well as of the proposed Woodland Oaks neighborhood. If this neighborhood is truly envisioned to be of the scale and price range as proposed, i.e., lots priced from \$85K to \$125, with homes in the \$400K to \$700K market, the developer is not providing basic amenities that potential homeowners would expect and want. This poor planning jeopardizes the success of the whole project. I question the motives of the developer in his quest for making a profit at the expense of our lovely community here in Woodland Shores.

Also, as I understand it, this acreage is classified as agricultural. I do not understand how that can be changed without due process from the surrounding community and homeowners. Please support your constituents here in Woodland Shores to oppose this project.

Thank you,

Victoria L. Alexander

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Shelly Poppen

Address:

1704 NE Woodland Shores Lane

Lee's Summit, Missouri 64086

Home Phone: 6058684256

Cell Phone: 6058684256

Email: shellypoppen@gmail.com

Application Number: PL2019330.

Comments: Under no circumstances should the city of Lee's Summit allow for a new development to go in right next to another development that is established, Woodland Shores, and use the entrances of the already established development. We have homeowners dues that pay for our entrance, we have a certain amount of traffic entering and leaving and we should not allow an increase in that traffic. More traffic puts families and children at risk. We as homeowners in woodland shores take pride in our community and live in our community for a reason. Please put yourself in our shoes and see how it would feel to have more traffic going by your house, or having your house depreciate in value. Please consider this. There is no reason why a new development should be able to use an entrance to another development. This should not be an option at any point. There is no reason why an entrance can't be created for a new development. If there isn't an option for their own entrance off of colbern or blackwell, then the development should not exist. My family lives on woodland shores lane which is where the traffic to the new development would flow. Already people tend to take the entrance onto our street way too fast and not pay attention to the fact that they are in a residential area. This would only escalate with more residents coming in and out of the development. Thank you for your time with this matter.

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Submission Date: 2019-11-04_07:06:27

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Deb and Jeff Meisenheimer

Address:

1737 NE Woodland Shores Lane

Lee's Summit, Missouri 64086

Home Phone: 8162605887

Cell Phone:

Email: dsmeis@yahoo.com

Application Number: PL2019330

Comments: We wanted to publicly express our concern with the proposed subdivision, Woodland Oaks, southwest of the intersection of Blackwell and Colbern Road. When we purchased our lot in 2012, we were aware that the land behind us was zoned light commercial and could possibly be rezoned. While we understand Carl Huff can choose to do anything he likes with this land, we are not in favor of a 41 lot subdivision. When we contacted the city in 2013, the planners told us they never expected any development to be on the 10 acres due to the topography of the land. In looking at the proposed plat map, lots 3-4 will be directly behind our home with no berm or treeline to separate the two subdivisions. We ask the developer to consider a green space between Woodland Shores and Woodland Oaks. The proposal also appears to have one entrance using Lashbrook Drive. The increased traffic, along with the construction traffic poses a concern so we'd also like a second entrance off of Colbern to alleviate the construction traffic and traffic associated with people who would live in Woodland Oaks. One of the main reasons we moved to Woodland Shores was because of the city's assumed commitment to green space with the many parks and trees. We believe that adding another subdivision will certainly affect the beauty of the landscape and the safety of the children who live on our street. Thank you- Deb and Jeff Meisenheimer

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Submission Date: 2019-11-02_16:54:02

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FYI

Michael Park, P.E., PTOE | City Traffic Engineer
220 SE Green St. | Lee's Summit, MO 64063
816.969.1800 | lspw.net | PublicWorks@cityofls.net



From: CityworksServer@cityofls.net <CityworksServer@cityofls.net>
Sent: Monday, November 4, 2019 10:27 AM
Subject: Request # 132391

PHONE MESSAGE Service Request

<i>Request#:</i>	132391	<i>Status</i>	OPEN
<i>Problem Address:</i>		<i>Intitiated By:</i>	GILMAN, JULIE
<i>Problem Description:</i>	Phone Message	<i>Initiated Date:</i>	11/4/2019 10:27:05 AM
<i>Project Completion Date:</i>	11/6/2019 10:27:05 AM	<i>Service Priority:</i>	Low
<i>Submitted To:</i>	PARK, MICHAEL	<i>WO Number:</i>	
<i>Incident Location:</i>			

Incident Details: **Several residents worried about coming development want Woodland Shores to become a gated community which she thinks probably cannot happen. There is a neighborhood meeting tonight. Can you give her any information that could squelch their efforts. She knows they've been emailing you. She is trying to help you. Please call.**

Caller Information

<i>Name</i>		<i>Home Address</i>	<i>Home Phone</i>	<i>Other Phone</i>	<i>Cell Phone</i>
KELLIE	TOHILL		816-550-8300		

Problem Details

Several residents worried about coming development want Woodland Shores to become a gated community which she thinks probably cannot happen. There is a neighborhood meeting tonight. Can you give her any information that could squelch their efforts. She knows they've been emailing you. She is trying to help you. Please call.

Investigation

<i>Employee</i>	<i>Start Date/Time</i>	<i>Finish Date/Time</i>	<i>Hours</i>

Additional Information (if applicable)	

Comments:

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: David Kuhlmann

Address:

1733 NE Woodland Shores Lane

Lee's Summit, Missouri 64086

Home Phone: 8168961470

Cell Phone:

Email: sleepdoc1@gmail.com

Application Number: PL2019330

Comments: As a homeowner directly behind the proposed Woodland Oaks subdivision, I am not necessarily opposed to the landowner wanting to move his land from agricultural to residential provided that he can come up with a plan that is reasonable for all people involved. Initially he proposed 21 homes. Then he abruptly moved it to 41 homes with his most recent application. I am somewhat opposed to the idea of going from 21 homes to over 40 homes, but once again, this is his land. What myself, and many of the members of Woodland Shores are opposed to is the proposed access. No reasonable person could have guessed that the sole entryway into a different community of over 40 homes would be through their community. This would be the first time in Lees Summit history where the sole entryway into a community of 40+ would be through another community. There are several examples, almost all on lakes where a road can't go through, where there is only one feeder to 40 or more homes. The difference between those cases and this case is that the people who bought lots next to lakes knew in advance what they were getting themselves into. For the people on Lashbrook, and to a lesser extent, Woodland Shores Lane, there is no way that a person buying could have reasonably expected that amount of traffic to be going down their street. The person in charge of traffic for the city admitted that a second access point would be preferred, but is not currently forcing the landowner to change his plans, because there are less than 50 homes (?). He does not take property value into consideration. The strongest argument against what the landowner is proposing and what the city is green lighting is when it comes to child safety. At this time, the city is making the untenable argument that the increased traffic does not pose any increased risk to child safety. I think that a reasonable person understands that this could not possibly be the case. So, I think you can see why we are so frustrated. This is not a case of a bunch of angry home owners not wanting someone to develop their land as they see fit. It is a case where we are being exploited and do not feel like the city is backing us up. There could easily be access points on Colben, Blackwell, or both. There is absolutely no reason why Woodland Shores should be an entryway, let alone, the sole entry, into an entirely different community.

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Submission Date: 2019-11-02_17:47:50

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The **Public Comment for a Project** online form from cityofls.net was submitted.

Name: Heather Colbert

Address:

1745 NE Woodland Shores Ln

Lee's Summit , Missouri 64086

Home Phone: 8163011576

Cell Phone:

Email: Heathercolbert25@gmail.com

Application Number: PL2019330

Comments: We are very concerned with the development going in behind our home. The new development is planning to use our entrance for 41 new homes which will add a lot of traffic right in front of our home with lots of small children in the area. We would prefer they add a separate entrance to help with the traffic flow in our neighborhood. Also we would like something in the plans to separate the back of our homes to the other homes. In the plans there is nothing between the houses that are being built to prevent us from looking directly into the homes. There should also be a minimum square footage that is comparable to our homes so it doesn't bring the value of our homes down. We also would like a separate entrance for construction traffic so they are not going through the neighborhood for the safety of the kids. Thank you for your consideration.

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Submission Date: 2019-11-02_15:50:18

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