

September 7, 2020

To: Planning Commission – City of Lee's Summit, MO ✓
Lee's Summit R-7 School District

I am writing this letter on behalf of myself, my wife plus six other residents, all signatories below, with regard to the proposed development of roughly 2.5 acres of currently wooded land that lies at the end of the dead end spur of Winter Road in Phase One of the Winterset development on the north side of Third Street. The entrance to this phase is at Third Street and Winterpark Blvd. The developer of this property is David Gale of Gale Communities, Inc. I have had an excellent relationship with Mr. Gale since 1992 when we had our home built in Phase One.

I learned of the proposed development of this land on Sunday, August 30, 2020. This tract of land is a small part of a much larger tract of land that was gifted by Jack Bondon in the 1990's to the Lee's Summit R-7 School District for the purpose of building the current Cedar Creek Elementary School. I recall being told by someone (I can't recall who it was) that the gifting would essentially assure that the land in question here would most likely never be developed.

On Wednesday evening, September 2nd, David Gale had a meeting with residents of the five homes that will be most severely impacted during the development and building phases of this tract of land. Most of us expressed serious misgivings about the impact this development will have on us over the next two or three years, minimum, because ingress and egress for all of the construction equipment will be at the Winter Road spur where we reside.

Our primary concern is the mud, muck and debris that would be deposited on our spur as trucks depart the property. We are also concerned about the noise of these trucks (engine plus back-up beeper noise) as they enter and depart the property being developed. So we are asking (pleading, actually!) that the ingress/egress point for this development be off Third Street from a point west of the entrance to Phase One of Winterset (The Summit) and east of the entrance to Cedar Creek Elementary School. It is our understanding that this entry point land is owned and controlled by the Lee's Summit R-7 School District, I would like to also point out that six of the eight undersigned residents are fully retired, thus being subjected to the noise plus other disturbances associated with development and construction all the days long for what could be two to three plus years from start to finish of this development. Moving the ingress/egress point from our spur to the Third Street alternative would mitigate at least some, but not all, of the concerns we have with this project.

During the September 2nd meeting it was pointed out to the developer, Mr. Gale, that while this project represents a significant upside for the bottom line of his business, it also represents a significant two to three plus year downside for residents of the Third Street spur.

All we are asking for is a little compassion for the situation we face. There are option(s) available to mitigate the ingress/egress issues which would make this project somewhat more palatable. Mr. Gale said in a nice text to me the morning after the meeting that he would investigate the access issue - (presumably with the city as well as the school district).

We hope all concerned agencies will look favorably on and approve this request.

Thank you,

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