

December 10, 2020

To: Hector Soto, City of Lee's Summit

From: Regina Ford

North Park Village HOA Board Member and Resident of North Park Village

Regarding Public Hearing Application #PL2020-240

I am a resident of North Park Village which is adjacent to Mr. Keith Foster's property and a board member of the North Park Village HOA. I **oppose** the application submitted by Keith Foster in the request to rezone the AG property to RLL.

While I do not have issues with anyone doing what they want with their property, I do have concerns with the absence of a Preliminary Development Plan. Asking for a rezoning without detailing the plans is subject to bad practices.

I am a resident of an R-1 zoned subdivision and I would expect adjacent properties to be rezoned with the same level of zoning classification standards.

I have concerns with the lack of control over the size and type of the buildings allowed in the RLL zoning classification. During the October 22, 2020 Planning Commission meeting Mr. Foster stated, "[he] was not going to be as strict on his property owners as were those homeowners under their HOA in the adjacent properties." Those of us in the adjacent properties deserve to understand what will be built on the proposed ground should the RLL zoning be approved. Currently, there are no assurances that said structures would be as good, if not better, than those in North Park Village. Our property values could be subject to decline.

I would want to see Mr. Forster provide a defined set of recorded deed restrictions detailing the size and architectural style for each home. A specific and defined set of requirements should be required by the Commissioners before approving any application to change the zoning on this property.

With the absence of a Development Plan within Pine Tree Estates neighborhood and third-party review of the handling of the storm water runoff, I feel it opens future or possible legal issues for residents within the North Park Village HOA once the HOA is handed off to the homeowners.

As I understand, to date, there has been no indication that the applicant has satisfied the request of the Planning Commission for a Preliminary Development Plan.

I would like to add that many of the homeowners of North Park Village have expressed concerns with the flow of increased traffic within North Park Village that the development of Pine Tree Estates would create.

I respectfully request the Commissioners to protect the values and integrity of the surrounding communities by requiring a complete Development Plan accompanying the Rezoning Request. I ask the Commissioners to require an independent assessment from a qualified engineer as to the suitability of the current detention area for the proposed development. Lastly, I request the Commissioners to require Mr. Foster to either apply for rezoning with the R-1 standard or, at the very least, require submission of a Development Plan to accompany the request for rezoning together with a set of recordable deed restrictions setting forth that each lot must have a home constructed on it with a minimum size no less than the adjoining neighborhoods and utilizing materials substantially similar to the materials used in the adjoining neighborhoods, or better.

Thank you.