



MEMO

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TO:	City of Lee's Summit, Missouri Development Services Attn: Shannon McGuire 220 SE Green Street Lee's Summit, MO 64063
FROM:	Chris Holmquist
RE:	Osage 3 rd Plat – cul-de-sac lot percentage modification
DATE:	May 21, 2021
PROJECT #:	D19-23390
PHASE:	300
TASK:	300001

TO WHOM IT MAY CONCERN:

Osage 3rd Plat is a proposed addition to the Osage subdivision located at the SW corner of MO Hwy 150 and SW Pryor Road. The original Rezoning & Preliminary Development Plan was approved in 2019 covering the area now known as Osage 1st and 2nd Plats. The 1st Plat has been approved; the 2nd Plat has been submitted and is awaiting completion of construction.

The purpose of this Memo is to explain the need for a modification to the maximum allowable cul-de-sac lots within a subdivision.

Osage 3rd Plat is a relatively small addition (4.59 acres), measuring approximately 350 feet in the east-west direction. This distance is only large enough to accommodate one street in the north-south direction with lots on both sides. This, coupled with the fact that there is no street connection available to the south, necessitates the cul-de-sac design of the plat.

The layout of this newest addition would bring the percentage of cul-de-sac lots in the Osage subdivision to 12.6%, just over the 10% maximum. Due to the constraints of the available property being developed with the 3rd Plat, we believe that a modification to this regulation is reasonable, and essential to the project's viability.

Sincerely,



Chris Holmquist