



CITY OF LEE'S SUMMIT

220 SE Green Street
LEE'S SUMMIT, MO 64063

June 22, 2007

Lee Morris, Director
Cass County Planning and Zoning Department
102 E. Wall St.
Historic Courthouse
Harrisonville, MO 64701
FAX (816) 380-8130

Re: Winding Creek Subdivision

Dear Mr. Morris:

This letter is a follow-up to your phone conversation on June 19, 2007 with Kent Monter, Development Engineering Manager, regarding the above referenced subdivision. As you recommended, contact was made with Dusty Dahmer, the developer of the subdivision in order to request a complete set of engineering drawings for the City's evaluation. These drawings, dated May 22, 2007, were received by the City on June 20, 2007. In addition to the engineering plans, we received, from the general manager of the Raintree Lake Property Owners Association, a copy of a letter dated May 31, 2007, that was sent to the RLPOA by your department requesting their input to be coordinated with the City of Lee's Summit.

We understand that the preliminary plat for this application was approved by Cass County in March 2006 and that the potential hearing for the final plat for the first phase of this development is currently being considered for your July 24 agenda. We also understand that you are currently only looking for "big picture" comments from the City to determine if there are any major areas of potential concern. City staff has completed a cursory review of the plans and would like to offer the following comments for your consideration.

One of our initial comments, which will certainly govern the level of our review and our level of interest in a particular area, would be the issue of potential future annexation of this property into the City of Lee's Summit. The developer initially contacted the City of Lee's Summit to discuss the possibility of annexation, this was also during the period that Raymore had adopted an ordinance expressing their desire to annex this area. Since the failure of the Raymore annexation vote, city staff has reconsidered the potential of annexing this area and has determined that it is not advantageous to our general community without the M-291 frontage located in the northwest quadrant at 163rd street. Our comments provided in this letter are vary based upon whether or not this property is to ever be annexed by the City of Lee's Summit in the future.

General Comments Regardless of Annexation Status:

- The City is not aware of any traffic studies that have been performed in relation to the proposed development, but we have concerns about the traffic impact of a development of this size. It would be our request that a traffic study be required in order to determine what impact the development will have on the existing system as it relates to our residents located in that area. If a traffic study has already been completed by the applicant, the City would be interested in the results of the study.
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- The City would be concerned about the issuance of any building permits prior to the completion of construction of the 163rd St. bridge.
- The City would be interested in knowing what improvements are being proposed for 163rd St. west of the subdivision to Ward Road.
- The City is interested in a street connection between this subdivision and the property to the north/northwest.
- Due to the difference in lot sizes between the lots for Winding Creek and the Raintree Lake subdivision to the west, the City would be interested in what landscape buffering is being proposed.
- The City is not aware of any stormwater studies that have been performed for this development. Our concern is what impact this subdivision will have on Alexander Creek to the east which eventually drains back through the City of Lee's Summit.
- It is noted on the plans that the existing sanitary sewer running through the site is shown to be an 8-inch line. This sewer line is proposed to be relocated and replaced with an 8-inch line. The City's records show this to currently be a 10-inch sewer line.

Comments if annexed by City of Lee's Summit:

- The City will require the sanitary sewer service be provided by the City of Lee's Summit. Therefore all connections must be made to Lee's Summit sewers. Dependent upon how the sewer system is configured this may involve an inter-governmental agreement between the City of Lee's Summit and the City of Raymore.
- In order to efficiently provide sewer service, the water service should also be provided by the City of Lee's Summit. Therefore the developer would need to make the necessary agreements with Cass County Water District No. 6 to be released from their service area prior to being provided service from the City of Lee's Summit.

Comments if not annexed:

- The City will not allow any connection to Lee's Summit sanitary sewers.
- The City will not allow any connection to Lee's Summit water lines.
- We question who will be responsible for the maintenance of the additional sanitary sewers since Cass County does not have a sewer district.

These comments are not to be considered as all-inclusive or to be interpreted as being in opposition to the development, but rather as general comments requested from an adjoining municipality. Because of your request for a quick response, we have not included any comments from the Raintree Property Owners' Association. We are meeting with that organization this Friday and will forward more information to you after that meeting.

If you would like to discuss this matter further, please contact Kent Monter, Development Engineering Manager at (816) 969-1811 or Kent.Monter@lees-summit.mo.us and he will coordinate with the corresponding directors or staff members.

Sincerely,

Stephen Arbo
Deputy City Administrator

C: Greg Foss, Director of Development
Robert McKay, Director of Planning and Development
Chuck Owsley, Director of Public Works
Mark Schaufler, Director of Water Utilities
Kent Monter, Development Engineering Manager
Steve Hamadi, Deputy Director of Public Works / City Engineer
Linda Tyrrel, Deputy Director of Planning and Development
Rachelle Vandiver, General Manager, Raiintree Property Owner's Association
Dusty Dahmer, Developer, Winding Woods Subdivision
