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Planning Commission  
207 SW Market St.  
Lee's Summit, Missouri 64063  
Phone: (816) 969-7317  
Fax: (816) 969-7738

July 12, 2005

Dear Members of the Planning Commission:

This letter is response to the proposed Raintree Lake Village development (Applications #2005-179, #2005-199, and #2005-200) on the southeast corner of Missouri Highway 150 and Ward Road. The Raintree Lake Property Owners Association (RLPOA) Board of Directors (Board) and residents have identified concerns with the proposed development plan that must be addressed.

The Board is very concerned because the current applicant, RACH, LLC, has not approached the RLPOA about this project beyond a simple letter to adjacent residents to comply with the requisite 185-foot notification. Many of the following concerns might have already been addressed had the applicant approached the RLPOA in advance. Furthermore, because the RLPOA had such limited notice of this development, there may be concerns not addressed in this letter that may become apparent as this proceeds through the process. It is truly unfortunate for all parties that these concerns have to be addressed here.

The Board and residents have identified concerns regarding screening, traffic, construction, and the Raintree Lake watershed. Details of these concerns follow:

1. Such that unpleasant odors, noise, light, and other factors, which may adversely affect quality of life may be abated, there should be sufficient screening of a minimum 10 feet in elevation between the development and all residential lots (e.g., berms, brick walls, mixed landscaping including mature deciduous and evergreen trees). There is particular concern with parking lot streetlights shining into the homes on lots 44, 45, and 46.
2. Such that the residential nature of Windjammer be maintained, the green space between the commercial buildings and residential homes should be much greater than 20 feet and ideally 200 feet.
3. There should be sufficient parking for businesses (30 spaces for 9,000 sq.ft. appears insufficient), yet all parking should not be visible from residential properties.

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4. Due to resident concerns over the safety of young children in the residential areas, the applicant/developer must restrict pedestrian access to the residential homes from the parking lots of the commercial development.
5. Due to the nature of the fast-food industry requiring pre-dawn unloading of large delivery trucks and the prospect of a venue for loitering, residents adjacent to the development are very concerned about the prospect of fast-food establishments in this commercial zone. The current placement is unacceptable; however, if a fast-food establishment must exist an acceptable plan might be to switch the bank site with the easternmost fast-food pad site and/or switch the retail/pharmacy site with the easternmost fast-food pad site.
6. The commercial applicant/developer should provide sufficient security for the area such that loitering does not become a problem during and after construction.
7. Residents feel safety would best be served with attempts to minimize traffic entering the commercial zone off of Regatta and instead having all traffic enter from Missouri Highway 150 and Ward Road. Regatta is a residential street and may not be able to safely handle the increased traffic typical of commercial development. Again, preservation of residential character in this area is of paramount importance to residents.
8. The southernmost eastbound lane of Missouri Highway 150 should be extended to provide a dedicated turn lane into Regatta.
9. The city should require the applicant/developer to install a traffic signal at Missouri Highway 150 and Regatta.
10. There should be a dedicated construction entrance from Missouri Highway 150 to ensure that the existing roads remain safe for travel from either. Residents are particularly sensitive about not wanting construction traffic entering and existing off of Ward Road or Regatta.
11. No construction traffic should be allowed before 7:00 am or after 6:00 pm, with additional limitations on weekends.
12. Trash must be contained and prevented from blowing around the community. Trash receptacles must be screened from adjacent residences and trash collection must occur during normal business hours. After development, there should be one trash receptacle for all tenants that should be fully enclosed with a roof and doors and being similar in outward design as the surrounding commercial buildings.
13. Businesses must not be 24-hour establishments and ideally close by 11:00 pm.

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14. As the applicant has not approached the RLPOA regarding the project, the applicant must understand Raintree Lake is a community with covenants and restrictions on such items as, but not limited to, buildings, signs, and assessments. All Architectural Review procedures must be adhered to, and each building should have four-sided architecture.
15. Siltation and erosion control measures must be put in place and vigilantly enforced.
16. The applicant/developer must clean out the basin in Tract A in order to accommodate the anticipated storm water runoff from Raintree Lake Village. We believe that the basin is insufficient to contain the storm runoff upon full build-out as it is barely sufficient to manage current storm run-off.

The RLPOA Board appreciates the time and effort of the members of the Planning Commission and their careful consideration on matters that affect the quality of life of Lee's Summit residents.

Sincerely,

RLPOA Board of Directors