

Winding Creek application for final plat zoning action:

From Cass County Planning and Zoning Department

***Note the attached plans are available at the office (Raintree) for review.

Their letter is below:

Attached please find the following documents, which have been submitted by the Developer to support a request for a hearing for a Final Plat for this Subdivision. Winding Creek completed a Preliminary Plat zoning action early in 2006, as a potential 145 lot subdivision. The Final Plat, proposed at 31 lots, is considerably reduced from that original effort. The Developer may be submitting a second Final Plat for an additional phase by mid Summer, as he has indications that FEMA has completed their review of the fill work in the flood plain area.

The County is requesting that the RLPOA review these documents and prepare any comments representing their membership. These comments should be presented to either the Lee's Summit or Winnebago municipal authority for inclusion with their comments. These comments will be brought to the attention of the Cass County Planning Board as they consider the Final Plat. Written comments only will be accepted at the County Zoning Department at the address below.

The County has provided documents to the city administrations of Lee's Summit, Raymore and Winnebago by separate mailing, for the same purposes. Any requests for additional copies or documents should be made directly to the Developer, who is under no obligation to supply any further copies.

At such time as the Planning Board elects to consider an application, it will be considering only the aspects of this Final Plat. In the Preliminary Plat hearings, comments regarding the relationship of the proposed subdivision to the flood plain, the status of 163rd Street, and the bridge on 163rd Street over Alexander Creek were considered. These issues will not be a part of this next hearing.

As in the Preliminary Plat hearings, the Planning Board recommends that the association use a spokesperson to address any issues at the Meeting. There will be limited time available, and oral presentations by the three cities will be requested first at the time the Chairman elects.

Lee Morris

Director

**** No date of meeting was in letter

Phase I has 31 lots, complete subdivision still has 145 lots in six phases.