

DRAFT

June 12, 2007

County Commission
3rd Floor Courthouse
102 E Wall Street
Harrisonville, MO 64701

Re: Winding Creek Estates

Dear Cass County Commissioners:

The Raintree Lake Property Owners Association Board of Directors (RLPOA Board) welcomes the prospect of the Winding Creek Estates single-family development on the northwest corner of Missouri Highway 291 and 163rd Street. All development creates questions and concerns from neighboring residents and communities. The RLPOA Board provided testimony during the December 27, 2005, and January 24, 2006, Planning Board meetings and would like to reiterate remaining concerns.

The RLPOA Board recognizes that the Cass County Commissioners considered 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 and will not revisit them at the final plat hearing. The RLPOA Board is unclear if there is to be an emergency entrance and exit into the Winding Creek Estates community from Raintree Parkway. If this is deemed a requirement, the RLPOA Board requests that it be involved in the process and that a locked gate is used to control access.

The RLPOA Board is very concerned about the lack of leash control regulations in Cass County and requests that the Commission address this in the Winding Creek Estates development that borders Raintree Lake on two sides. A known problem already exists within the Mullendyke community of Cass County. As unincorporated areas transition from agricultural to single-family in Cass County, there is a greater potential for dog attacks and the liability associated with these if there remains no regulations and enforcement mechanism to ensure dogs are leashed.

Further, the RLPOA Board recognizes that residents along Raintree Parkway and 163rd Street are accustomed to restrictive covenants and requests that the Commission require the applicant to provide a copy of Winding Creek Estates' restrictive covenants (forbidding outbuildings, vehicles in yards, etc.) prior to approval of the rezoning and application. During preliminary plat hearings it was also stated that the applicant was requesting a variance on approximately 25% of platted lots due to their size. Adjoining Raintree Lake lots along Raintree Parkway are slightly larger than one-half acre. The RLPOA Board urges the Commission to require, at a minimum, that the Cass County standard for lot sizes (12,500 square feet, 100' widths) be required for all lots. Further, the RLPOA Board would appreciate the Commission's consideration in requiring lots 17-22, 52-57, 80-84, and 100-115, to be similar in size to the adjacent Raintree Lake lots.

Finally, the RLPOA Board is under the impression that Winding Creek Estates has the potential to adversely affect Lee's Summit, Lake Winnebago, Raymore, and surrounding wetlands if it is not carefully planned. This is an environmentally sensitive area, and the RLPOA Board welcomes the applicant's environmental impact study.

Sincerely-

Raintree Lake Property Owners Association
Board of Directors