

## Kelly Varner

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**From:** Patty Bennett  
**Sent:** Monday, October 5, 2020 7:25 AM  
**To:** Kelly Varner  
**Subject:** FW: Cameron Court

-----Original Message-----

**From:** Peggy Dunn <peggyd@leawood.org>  
**Sent:** Sunday, October 4, 2020 11:57 AM  
**To:** Richard Coleman <richardc@leawood.org>; Mark Klein <markk@leawood.org>  
**Cc:** Scott Lambers <scottl@leawood.org>; Patty Bennett <pbennett@leawood.org>; Peggy Dunn <peggyd@leawood.org>  
**Subject:** FW: Cameron Court

Please include these comments for Monday's meeting materials.

Peggy

-----Original Message-----

**From:** Brandy F <blfordahm@gmail.com>  
**Sent:** Saturday, October 3, 2020 8:26 PM  
**To:** Peggy Dunn <peggyd@leawood.org>  
**Subject:** Cameron Court

I am writing to encourage you to not approve the Cameron Court development at 133rd between Mission and State Line. This is not the type of development this area needs. We can't support an extra 30,000 in car traffic on the four surrounding roads a day nor do the homeowners want it! Most importantly our schools can't support that many more residences. We already have modular buildings at LES to accommodate the existing homeowners children. Please take in the consideration of your existing residents and don't just look at the dollar signs for Leawood. This is not what we want in our community!

Brandy Ford  
Waterford homeowner

Sent from my iPhone

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## Stacie Stromberg

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**From:** Stacie Stromberg  
**Sent:** Monday, October 5, 2020 11:16 AM  
**To:** Stacie Stromberg  
**Subject:** RE: Agenda, October 5, 2020: Cameron Court, Case No. 49-20

**From:** Patty Bennett <[pbennett@leawood.org](mailto:pbennett@leawood.org)>  
**Sent:** Monday, October 5, 2020 7:27 AM  
**To:** Kelly Varner <[kvarner@leawood.org](mailto:kvarner@leawood.org)>  
**Cc:** Stacie Stromberg <[ssstromberg@leawood.org](mailto:ssstromberg@leawood.org)>; Richard Sanchez <[richards@leawood.org](mailto:richards@leawood.org)>  
**Subject:** FW: Agenda, October 5, 2020: Cameron Court, Case No. 49-20

**From:** Susan Berson <[bersons@me.com](mailto:bersons@me.com)>  
**Sent:** Sunday, October 4, 2020 10:16 AM  
**To:** Committees - City Council <[Allcouncil@leawood.org](mailto:Allcouncil@leawood.org)>  
**Cc:** Richard Sanchez <[richards@leawood.org](mailto:richards@leawood.org)>  
**Subject:** Agenda, October 5, 2020: Cameron Court, Case No. 49-20

Dear Mayor Dunn and City Council Members:

I write to you concerning item 13 on the published agenda for the City Council meeting on October 5, 2020. Specifically, my understanding is that the development called Cameron Court is on the agenda for the Leawood City Council's meeting on October 5, 2020 as Case 49-20. I am a resident of Leawood, and I write to urge that that city reject the proposed development called Cameron Court, Case 49-20. The details shared at the meeting of August 25, 2020, and the continued meeting of September 9, 2020, suggest that the development does not satisfy the city's published statutory guidance and requirements, nor is the proposal in the best interests of the city itself, its residents, nor the dedicated police, fire and safety professionals who serve the city of Leawood. Accordingly, I write to urge that the City Council adopt the unanimous rejection of the Commissioners on the Leawood Planning Commission concerning the Cameron Court development proposal, and unanimously reject the developer's proposed development, Cameron Court.

In further support, I offer the following highlights from the community concerns and data presented at the Planning Commission meetings:

1. Recall, from the information presented in the record concerning this case on August 25, and September 9, serious concerns and questions linger over how the city can accommodate the proposal without burdening the city's services, residents, existing businesses, school, and of course, guarantee the safety and high standards of services provided by the Leawood police and fire departments, as well as the Gezer Park grounds being so beautifully maintained by the parks department. Overcrowding is a high probability given the sheer numbers projected of new residents and potential new students at the elementary school, and depleting the city's resources will likely follow when to accommodate the additional people, business, traffic and parking is not matched by an increase in the city's services to be provided to the additional people, businesses and traffic.
2. Second, while all of the construction will also impact the surrounding neighborhoods and businesses, the question that persists is: how is the city going to financially handle the necessary increase that would be needed

for handling basic services sufficient to accommodate the new people, especially and including new children who will be walking to school requiring a safe environment to do so? Burdening the residents, fire, police, park services, and safety officials is not a benefit to the city. Moreover, the city, its residents and people who serve Leawood should not have to shoulder the burden so that the landowner and developer can benefit.

3. No evidence has been presented to suggest that the city will be able to ensure that it balances the need to protect the surrounding neighborhoods --which includes an elementary school --with the demands that the proposed development presents. Importantly, the data the developer continues to offer in support of its project arises from a pre- COVID-19 era, and does not reflect the lifestyle changes and transitions many of the residents and businesses are enduring since the pandemic hit.

4. Indeed, careful scrutiny of the written concerns in the Zoning meetings record from the Home Owners Associations of Leawood South, Waterford, and Wilshire Place, as well as other neighborhoods, show that the developer's data is less than credible to support its proposed development. The data used is not gathered from current use nor needs in the historic time in our history: the pandemic. The occurrence of the pandemic has caused many cities and residents to shift gears, especially and including the use of the Gezer park area. Living near it, I can attest that it is used on a constant basis, and parking is already full during peak periods. At the very least, before the city and its dedicated staff are required to expend meaningful time, expense and effort on evaluating the developer's proposal or any additional amendments made by the developer to the existing proposal, it is suggested that the developer should be asked to consider submitting more timely and relevant data, from an independent third party credible in providing a sustainability assessment such that any study is based on COVID-era data about community and business needs as well as similar projections for economic growth, financial stability and use of city resources post-COVID.

In conclusion, I have enjoyed living in Leawood for 15 years, and I so appreciate the work that you and all our city officials do for us. The city's infrastructure, its residents, and dedicated police and fire, parks and other safety professionals who serve Leawood should be the priority concern in deciding whether to initiate any construction in the area. The result from the August 25<sup>th</sup> and September 9 meetings suggests that, in its current form, the developer has not submitted a proposal which meets the needs of the city, nor its statutory guidelines. I write to urge those in Leawood governance to reject the proposal, and unanimously follow the decision of the Commissioner's unanimous rejection of the developer's proposal.

Thank you for your attention, and time to this matter.

Susan Berson

12900 Canterbury Rd

Leawood, Kansas 66209

[bersons@me.com](mailto:bersons@me.com)

## Stacie Stromberg

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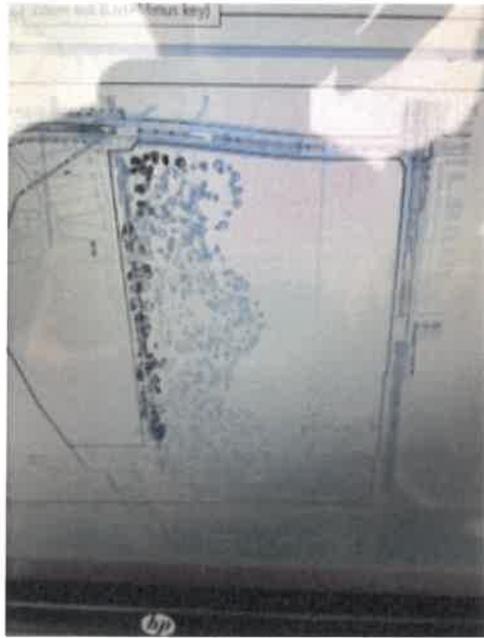
**From:** Patty Bennett  
**Sent:** Monday, October 5, 2020 7:28 AM  
**To:** Kelly Varner; Stacie Stromberg; Richard Sanchez  
**Subject:** FW: Trees to be retained  
**Attachments:** image1.jpeg; ATT00001.txt

-----Original Message-----

**From:** Teri And Steve <sdurr3@suddenlink.net>  
**Sent:** Friday, October 2, 2020 5:16 PM  
**To:** Committees - City Council <Allcouncil@leawood.org>  
**Subject:** Trees to be retained

Here is the plat showing trees to be retained taken from the Oddo packet:

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## Kelly Varner

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**From:** Patty Bennett  
**Sent:** Monday, October 5, 2020 7:29 AM  
**To:** Kelly Varner; Stacie Stromberg; Richard Sanchez  
**Subject:** FW: Cameron Court development

-----Original Message-----

From: sdurr3@suddenlink.net <sdurr3@suddenlink.net>  
Sent: Friday, October 2, 2020 5:25 PM  
To: Committees - City Council <Allcouncil@leawood.org>; peggyd@leawood.org; Chuck Sipple <chucks@leawood.org>; Lisa Harrison <lisah@leawood.org>  
Subject: Cameron Court development

I had previously sent an email to the planning commission with numerous concerns regarding the Cameron's Court development. After observing the 2 planning commission meetings, I have a few more concerns.

1. On several occasions Mr. Oddo has stated that he will not be developing the commercial side of the development. Mr. Regnier will be the developer. Mr. Regnier has never appeared before the commission as a developer, only as a land owner with a study that states there is no market in the short-term, mid-term, or long-term for any commercial development. WHAT is Mr. Regnier' intention? Mr. Oddo can not answer any questions on this side of the development.

It appears to me that the intention is to build a funeral home and a convenience store. Will this be all for the indefinite future? Will the remaining infrastructure even be built? I presume the city of Leawood has strict regulations concerning funeral homes. I definitely want this addressed as I live downwind of this proposed location. Will Mr. Regnier s' company maintain the undeveloped property better than they have the property lining the sidewalks?

How will covid affect future development? Does Leawood want to lock itself into a development model that may be outdated?

2. Mr. Oddo has promised to retain the tree line along 133rd east of Kenneth but the tree study appears to indicate only a few mature trees will be retained.

3. How will the development and city maintain the integrity of 133rd? This street is heavily used by walkers and cyclists. Their traffic survey says several segments of the bike lanes will be eliminated. Many walkers and joggers are currently using the bike lanes to maintain social distancing . One of the things I love about Leawood. Will the development utilize berms and landscaping similar to the north side of the street?

4. Has anyone discussed with the school district how similar apartment complexes have effected other schools? All I have heard is anecdotal comments from Mr. Oddo.

5. Mr. Oddo repeatedly states the apartments will be upscale, yet to me they appear to lack many amenities such as attached garages that I believe his target audience would desire.

6. The residential design ,in my opinion, lacks imagination and creativity. I think they can do much better.

In summary I would like to see the city work with Mr. Regnier to turn the area along 133rd east of Kenneth into a park to mirror Geezer park at Mission. I think that might add value to a more high scale development of the remaining land east of the church property. As a resident I believe there are too many unanswered questions to approve this development at this time.

"The devil is in the details" and the details have not addressed.

Thank you,  
Steve Durr  
2211 W. 132nd St.  
Enclave at Cedar Pointe

Sent from my iPad

Sent from my iPad

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## Kelly Varner

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**From:** Kelly Varner  
**Sent:** Monday, October 5, 2020 11:22 AM  
**To:** Stacie Stromberg  
**Subject:** FW: Project

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**From:** Herman Kirkpatrick <[hg.glad2b@gmail.com](mailto:hg.glad2b@gmail.com)>  
**Sent:** Monday, October 5, 2020 9:19 AM  
**To:** Peggy Dunn <[peggyd@leawood.org](mailto:peggyd@leawood.org)>  
**Subject:** Project

Dear Mayor,

I hope you will consider the thoughts of the planning commission regarding the project in question for tonight's meeting. Let us not overbuild as has happened in many communities.

Sincerely, Herman Kirkpatrick

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