

LETTER OF INTENT

Lots 1-4 South Academy Highlands Filing No. 2A

MAY 29, 2024

PRELIMINARY PLAT FOR SOUTH ACADEMY HIGHLANDS FILING NO. 2A

Owner **UTW Academy Development, LLC**
1 Metropolitan Square, Suite 3000
St. Louis, MO 63102

Consultants: **Classic Consulting Engineers & Surveyors, LLC**
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

SITE LOCATION, SIZE, ZONING:

This letter is prepared to provide sufficient information in support of the Preliminary Plat for Tract A and Lots 1-4 South Academy Highlands Filing No. 2A. The site has been previously platted as Lot 1 South Academy Highlands Filing No. 2. The site is zoned PUD based upon the Overall Development Plan for South Academy Highlands. The proposed site is located north of Lot 1 South Academy Highlands Filing No. 1 (Sams Club) with access proposed from the Sams Club parking lot/drive aisles and from a new shared drive aisle off Venetucci Blvd.

Request:

The owner requests to replat the previous one lot into 4 lots, in order to accommodate a planned commercial retail development area with associated parking and access. The amount of land within the developable area (outside of the no-build area) has not changed, we simply are requesting to break up the developable area into 4 lots for multiple owners/buildings/tenants.