



LEE'S SUMMIT
MISSOURI

CODE MODIFICATION REQUEST
(COMMERCIAL)

BUILDING/STRUCTURE NAME: Lee's Summit Downtown Market Green Street

PREMISE ADDRESS: 220 SE Green Street, Lee's Summit, MO 64063

PERMIT NUMBER (if applicable): _____

OWNER'S NAME: City of Lee's Summit, MO

TO: Director of Development Services

In accordance with the Lee's Summit Building Code, I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code are observed the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

RESUBMITTAL UPDATE REQUEST: After the initial submittal request, City Staff comments were to make the sidewalk ramp an interactive part of the playground. And to make it obvious that it is not an ADA path. We are attaching an additional document depicting surfacing the walkway with an anti-slip acrylic product, similar to what is used on tennis courts, and then painting sidewalk games onto the surface. We are also proposing attaching interactive play accessories onto the wall of the City Hall building, locating so that they don't obstruct existing windows, and that they are mounted at a height inclusive to all users and abilities. We will be removing the hand railing that is on the building. We are showing a surface graphic at both ends of this walk that announce the playground in a playful way vs using a regulatory sign stating that this walk is not ADA. The graphics and wall hangings are still conceptual in this drawing and the final selections and locations will be made after this request is ultimately approved. We believe that these additions capture the original design intent for this walk and its inclusion into the playground while providing an ADA accessible route to all parts of the project. Please note attached exhibits 6-7 for clarification drawings, ADA accessible route, and a compilation of the inspections and code review comments as well as suggestions after this process for requirements of the resubmittal.

ORIGINAL REQUEST

Request to eliminate the requirement for a handrail on both sides of a sidewalk ramp adjacent and part of the newly constructed playground. This was an existing ramp and during design, we removed the wall on the east side of the ramp to engage the walk with the playground while also increasing visibility to the walkway which was completely hidden from view. Currently, a handrail is attached to the building on one side of the ramp. The intent was to make this ramp a part of the playground and for parents to gather as it is shaded by the building. The additional handrail would create a barrier to the playground as well as making an attractive nuisance whereby children would climb on and jump off of. We are submitting a drawing showing the proposed ADA path/route into the building on both the north and south ends as they currently exist. South end (3rd street) allows direct, on grade, no ramp, outside access to the upper clock tower plaza and the City Hall Lobby. The north end allows access to the outdoor clock tower plaza via the City Hall Lobby which is accessed from an existing outdoor ramp immediately

adjacent to ADA parking. The remainder of the site below the clock tower plaza is readily accessible on grade from multiple directions. This ramp is, in our opinion, not necessary for ADA access and is safer and more usable without the east edge handrail.

SUBMITTED BY:

NAME: Olsson

ADDRESS: 1814 Main Street

CITY, STATE, ZIP: Kansas City, MO 64108

() OWNER () OWNER'S AGENT

Tel.# _____

SIGNATURE: _____

TRACY DEISTER – MANAGER OF CODES ADMINISTRATION: () APPROVAL () DENIAL

SIGNATURE: _____ DATE: _____

AIMEE NASSIF – DEPUTY DIRECTOR OF DEVELOPMENT SERVICES: () APPROVED () DENIED

SIGNATURE: _____ DATE: _____

COMMENTS: _____

A COPY MUST BE ATTACHED TO THE APPROVED PLANS ON THE JOB SITE

9/18/2023 N:\CODES ADMIN\Forms 2019

Occupancy
Inspection -
Codes
Commercial

Failed

7/16/2025

07/16/2025

Corrections:

Correction 1:

Miscellaneous Correction

Status:

Corrective Action Required

Date Status Changed:

07/16/2025

Comments:

-Complete corrections for all other departments: See individual reports for correction items Courtyard area: -South "faded stairs" require min 4" rise and compliant handrails on each side.

Also would need to comply with IBC 1011.5.4.1 - "Piano stairs" require min 4" rise at all treads including to the landing. Slope not permitted to be greater than 2 percent in any direction –

Guardrails at raised seating areas required to be min 42" aff – (Overlook)

North ramp requires handrails on both sides of ramp. Existing handrail is non-compliant in height, extensions and 1.5" min clearance (Playground Ramp)

From: Tracy Deister <Tracy.Deister@cityofls.net>
Sent: Thursday, July 24, 2025 8:43 AM
To: Chaz Prunte <chaz.pruente@tessere.com>
Cc: Brian Page <Brian.Page@cityofls.net>; Sharon Bloom <Sharon.Bloom@cityofls.net>; Mike Weisenborn <Mike.Weisenborn@cityofls.net>; Mark Harding <Mark.Harding@cityofls.net>
Subject: RE: LSDTM Code clarifications

☐ Sent from external sender ☐

Chaz?

This communication is to advise the design team the following Code Modification Request(s) (CMR) are denied as written;

CMR-.7 to allow for approval of counter-bar guard as constructed;

CMR-.8 to allow for approval of eliminating the handrail on both sides of the sidewalk ramp adjacent to the playground;

My understanding is that an OAC meeting was held yesterday Wednesday July 8th. In that meeting the design team was instructed how to move forward on these two issues;

I have also been informed you are looking into providing additional information for city staff related to heights of counter and mirror located in the restrooms; .More specifically construction tolerances;

Thanks in advance and I look forward to your response;

After CMR Reviews, the following comments from OAC Meeting are summarized below directing the design team to resubmit for both the Overlook and Playground Ramp.

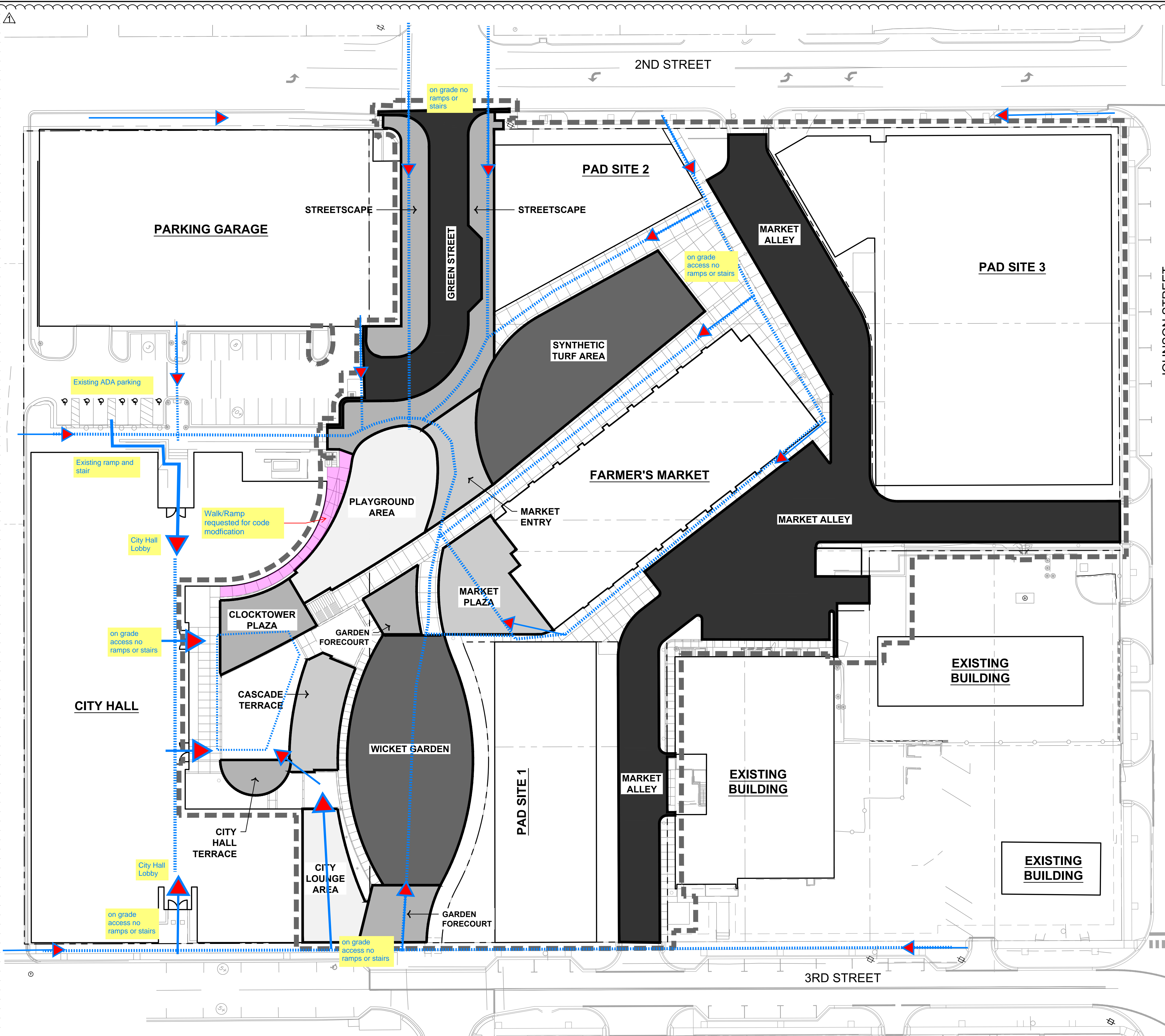
Overlook

1. Edges of the interior overlook with counters as built in the field are acceptable at 30 inches plus drop heights.
2. Install counter on the remaining interior edges that currently do not have a counter.
3. This also applies to edge lengths that are below 30 inches drop.

Playground Ramp

1. Remove the handrail from building.
2. Integrate the walkway so that it is part of the play experience. Suggestions were to apply games like hopscotch, four square, etc to the walk surface using acrylic paint.
3. Make the walkway interactive by attaching accessories to the building façade that can also be used for play or other sensory experiences. Coordinate with the windows so as not to block them.
4. Provide a solution at each end of the walk that makes it more obvious that this is not an ADA pathway but instead an entrance into the playground.

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final\plan\Streets\OSTUA\0VR01_02200393.dwg
 DATE: Dec 21, 2023 11:32am
 XREFS: L_PTBK_02200393 C_XBASE_02200393 V_XBNDY_02200393
 USER: kenehls
 L_ARCH_02200393
 L_ARCH_BLDG_RETAL_02200393
 L_ARCH_BLDG_GARAGE_02200393
 L_ARCH_BLDG_HOTEL_02200393
 L_ARCH_BLDG_MARKET_02200393



1 LAYOUT KEY PLAN

**ADA accessible path
to City Hall**

olsson studio
 OLSSON - LANDSCAPE ARCHITECTURE
 NO. CERTIFICATE OF AUTHORITY # 2005000285
 1814 Main St.
 Kansas City, MO 64108 TEL 816.842.8844
 olsson-studio.com

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|----------|------------|-----------------------|
| 1 | 12-22-2023 | ADDED |

LAYOUT KEY PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

REVISIONS

2023

| | | |
|-------------------|------------------------|-----------------------------|
| drawn by: TS/TGEW | checked by: DV | approved by: KPS |
| QA/QC by: BM | project no.: 022-00393 | drawing no.: 0VR01_02200393 |
| date: 12/22/2023 | | |

SHEET

L210



Remove all railing from building along this path