

Shawn M. Curran

From: Mike Weisenborn <Mike.Weisenborn@cityofls.net>
Sent: Wednesday, February 23, 2022 1:14 PM
To: Shawn M. Curran; Hector Soto; Joe Frogge
Cc: Josh Johnson; Seth Reece; Shannon McGuire; Josh Moore; Seth Reece; Shaun Cofer; Rob Geist; Brent Uebelhart
Subject: RE: Lees' Summit Logistics - Birkdale

Good morning everyone. Staff has reviewed the provided site line information and has determined that the parapets as shown provide adequate screening for the proposed rooftop units. Let me know if you have any questions.

From: Shawn M. Curran <scurran@curran-architecture.com>
Sent: Tuesday, February 22, 2022 7:14 AM
To: Mike Weisenborn <Mike.Weisenborn@cityofls.net>; Hector Soto <Hector.Soto@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>
Cc: Josh Johnson <Joshua.Johnson@cityofls.net>; Seth Reece <sreece@olsson.com>; Shannon McGuire <Shannon.McGuire@cityofls.net>; Josh Moore <JMoore@kadean.com>; Seth Reece <sreece@olsson.com>; Shaun Cofer <Shaunc@scannellproperties.com>; Rob Geist <RGeist@kadean.com>; Brent Uebelhart <BUebelhart@kadean.com>
Subject: RE: Lees' Summit Logistics - Birkdale

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Mike, attached are PDFs of the building elevations with the sight lines shown from property line/edge of road, relative the finish floor elevation of the building. These are taken from each corner of the building, going to the north, south, east and west. We have used the same rooftop unit information that was previously provided; units that are 80" tall including the curb. The units are all shown 1 column line in from the edge of the building so that the units are not close to the edge where they would be visible. As you can see, based on the overall height of the building and the grade change around the building, these units should be screened from view.

Shawn M. Curran
he/him/his

From: Shawn M. Curran
Sent: Tuesday, February 15, 2022 10:29 AM
To: Mike Weisenborn <Mike.Weisenborn@cityofls.net>; Hector Soto <Hector.Soto@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>
Cc: Josh Johnson <Joshua.Johnson@cityofls.net>; Seth Reece <sreece@olsson.com>; Shannon McGuire <Shannon.McGuire@cityofls.net>
Subject: RE: Lees' Summit Logistics - Birkdale

Thanks for getting back with me, Mike. Yes, we can generate a sight line drawing for your review.

Shawn M. Curran
he/him/his

From: Mike Weisenborn <Mike.Weisenborn@cityofls.net>

Sent: Tuesday, February 15, 2022 10:26 AM

To: Hector Soto <Hector.Soto@cityofls.net>; Shawn M. Curran <scurran@curran-architecture.com>; Joe Frogge <Joe.Frogge@cityofls.net>

Cc: Josh Johnson <Joshua.Johnson@cityofls.net>; Seth Reece <sreece@olsson.com>; Shannon McGuire <Shannon.McGuire@cityofls.net>

Subject: RE: Lees' Summit Logistics - Birkdale

Good morning Shawn. Staff had a discussed this yesterday and we are looking for possible options for the required screening. Even though our ordinance does not have a provision for site distance, we were wanting to get an idea of what it might be. Can you provide us with a details showing what the site distance would be based on the height of the building and equipment location? This would add us in our discussions greatly.

Let me know if there are any questions.

From: Hector Soto

Sent: Monday, February 14, 2022 8:38 AM

To: Shawn M. Curran <scurran@curran-architecture.com>; Mike Weisenborn <Mike.Weisenborn@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>

Subject: RE: Lees' Summit Logistics - Birkdale

The City's Unified Development Ordinance (UDO) explicitly calls for the full screening of RTUs on new construction buildings with parapet walls of at least equal height. Alternative screening methods can be approved by City Council via the 3-month public hearing process for a preliminary development plan. The ordinance doesn't grant staff the authority to grant alternative screening methods.

Yours Truly,

Hector Soto, AICP | Planning Manager

220 SE Green Street | Lee's Summit, MO 64063

816.969.1238 | cityofLS.net | Hector.Soto@cityofls.net



From: Shawn M. Curran <scurran@curran-architecture.com>

Sent: Monday, February 14, 2022 7:31 AM

To: Mike Weisenborn <Mike.Weisenborn@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>

Cc: Hector Soto <Hector.Soto@cityofls.net>

Subject: RE: Lees' Summit Logistics - Birkdale

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Attached is the proposed layout for the units. They will be approximately 60' from the edge of the building. The units, sitting on curbs, will be 80" tall. As you can imagine making the parapet all the way around the building 80" tall would be cost prohibitive, not only because of the additional height added to the building, but also because with a parapet that tall, we also need to engineer the roof joists to handle the weight of snow drifting up against these parapets. That requires larger bar joists for all areas adjacent to the building.

Based on how far off the building edge these units sit and how tall the building is, we are hopeful that there is a more reasonable approach possible to minimize their visibility.

Shawn M. Curran
he/him/his

From: Mike Weisenborn <Mike.Weisenborn@cityofls.net>
Sent: Wednesday, February 9, 2022 4:42 PM
To: Joe Frogge <Joe.Frogge@cityofls.net>; Shawn M. Curran <scurran@curran-architecture.com>
Cc: Hector Soto <Hector.Soto@cityofls.net>
Subject: RE: Lees' Summit Logistics - Birkdale

Good afternoon Shawn. Typically this can be a challenge on a larger footprint building such as this. Do you have any information on the size of the units and where they may need to be located on the building?

Yours Truly,

Mike Weisenborn | Project Manager, Development Center
220 SE Green Street | Lee's Summit, MO 64063
816.969.1240 | cityofLS.net | Mike.Weisenborn@cityofls.net



From: Joe Frogge
Sent: Wednesday, February 9, 2022 2:08 PM
To: Shawn M. Curran <scurran@curran-architecture.com>; Mike Weisenborn <Mike.Weisenborn@cityofls.net>
Cc: Hector Soto <Hector.Soto@cityofls.net>
Subject: RE: Lees' Summit Logistics - Birkdale

Shawn,

Roof mounted equipment needs to be screened on all sides by the building's parapet walls per: Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

I have copied our planning department manager, Hector Soto, to this email in case you have more detailed questions.

Yours Truly,

Joe Frogge | Plans Examiner
220 SE Green Street | Lee's Summit, MO 64063
816.969.1241 | cityofLS.net | Joe.Frogge@cityofls.net



From: Shawn M. Curran <scurran@curran-architecture.com>
Sent: Wednesday, February 9, 2022 1:06 PM
To: Joe Frogge <Joe.Frogge@cityofls.net>; Mike Weisenborn <Mike.Weisenborn@cityofls.net>
Subject: Lees' Summit Logistics - Birkdale

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Good afternoon Joe and Mike. Seth Reece from Olsson provided me with your contact information relative to the building we are working on together, Lee's Summit Logistics at Tudor Road and Main Street. Our client is in discussions with a tenant for a large portion of the building, and the discussion of roof mounted HVAC equipment came up. We wanted to make sure we were accommodating whatever screening might be required as we work on the shell drawings. Can you let me know what the requirements would be for this development relative to screening of HVAC units and if there is anything formal you need submitted to approve as a part of the permitting process.

Thanks!

Shawn M. Curran
President & Registered Architect
he/him/his

Curran Architecture
5719 Lawton Loop East Drive, Suite 212
Indianapolis, IN 46216

Office: 317-288-0681 x 101
Cell: 317-502-3360
[website](#) | [twitter](#) | [facebook](#) | [instagram](#)

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