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August 7, 2025

Development Services  
City of Lee's Summit  
220 SE Green  
Lee's Summit, MO 64063

**RE: Lee's Summit Costco Preliminary Development Plan Narrative  
Preliminary Development Plan (PDP) in Planned Mixed Use (PMIX) zoning designation.**

Dear Development Services Staff,

This narrative serves as supplemental information to the PDP application being submitted by Monarch Development for the Oldham East Village project. We are requesting approval of Costco specific development standards under the flexibility provided through the PMIX zoning ordinance. The following items for consideration meet the intent and spirit of the Unified Development Ordinance, however, we are requesting relief from some specific areas:

**SITE PLANNING**

- 5% of a development site is to be designated as a public gathering space in the UDO. We interpret this section applying to multi-tenant or multi-building parts of the commercial district, and not to a single user, like Costco. However, in the spirit of the ordinance, the entrance area and canopy of Costco's building is an open gathering space for Costco members with seating and is accessible by foot from Oldham Parkway and other parts of the Development. UDO Article 8, Division 1, Section 8.130.

**LANDSCAPING**

- Landscaping meets or exceeds the requirements in UDO Article 8, Division III – Landscaping, Buffers, and Tree Protection.

**PARKING**

- Parking complies with UDO Article 8, Division II – Site Standards, Parking.

**ARCHITECTURE**

- The building design complies with the spirit and intent of UDO Article 8, Division 1 with the following requested exceptions:
  - Use of metal building material exceeding 75% of the façade area. Costco uses a pre-engineered building system with high quality, durable finishes on the metal exterior surfaces that hold their color and integrity like traditional building materials. UDO Section 8.170.A – Building Materials for Office, Commercial/Retail and Industrial Districts.
  - A pitched roof is not a practical or aesthetically compatible feature to include with the intentional design simplicity of the building. Cornices have been included in sections where emphasis is warranted in lieu of pitched features. UDO Section 8.180.C.1 – Architectural Characteristics.



- Roof mounted equipment is screened from view by parapets around the entire perimeter of the building. In several instances, the top of equipment is higher than the parapet, but the parapets still screen the view to the equipment from the public ROW. Sightline studies have been included with this submittal as visual support to back this up. UDO Section 8.180.E – Architectural Characteristics.
- The exterior, enclosed trash compactors will be screened from public view using evergreen trees and shrubs in lieu of a masonry enclosure or other built screening methods. UDO Section 8.180.G.1 – Architectural Characteristics.

### **OUTDOOR LIGHTING**

- The UDO limits parking light pole heights to 28'-0". Costco's standard light pole height is 36'-6" to ensure uniform and adequate lighting levels in their parking lots. Costco's lighting program respects the City's lighting level and trespass requirements. Enclosed is a photo of a Costco site at night as an example for reference. We're requesting relief from this requirement. UDO Section 8.250.D – Parking Lot Lighting, Maximum Height.
- Costco's wall mounted lights are LED and meet the wattage and photometric requirements of the City. The UDO requires Metal Halide fixtures. We are requesting relief from the requirement to use Metal Halide. UDO Section 8.280.C – Wall Mounted Lighting.

### **SIGNAGE**

- The UDO allows three (3) permitted permanent signs per building. Costco is requesting six (6) building signs; five (5) "Costco" identifier signs, and one (1) "Tire Center" wayfinding sign on the building. The signs are incorporated into the overall design of the building, and the maximum number of signs on any one façade is two (2) signs. UDO Article 9, Division IX, Section 9.260.

We look forward to working you as this application advances through the review and approval process. Please do not hesitate to contact me with any questions or if additional materials are required for staff review.

Sincerely,



**John Brehm** ASLA, LEED AP  
Senior Project Manager

**MG2**

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