

November 7, 2025

Mr. Grant White
Project Manager
Development Services
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

**LAMP
RYNEARSON**

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LampRynearson.com

**Re: PL2025277 - Les Schwab Tire Center
Commercial Preliminary Development Plan
Responses to City Review Comments**

Dear Mr. White:

Lamp Rynearson has prepared responses to the City Comments received on October 24, 2025 for the above referenced project. Lamp Rynearson has provided responses to the written comments, which are provided in **bold**. Also refer to the attached letter from BRR, for responses to architectural comments.

Planning Review:

1. Please provide a comment response letter addressing the following requested revisions.

Response letter(s) are provided as requested.

2. Sheet 1 - Under the Building Summary Table what is "approved not shown" in reference to?

The "approved not shown" square footage in the development table refers back to the approved PDP for all of Lot 10C (Ordinance No 9551) which provided for 12,300 SF of Retail, Restaurant, Commercial uses upon this property. This PDP Amendment is required to provide for an automotive related commercial use upon that portion of the land now known as Lot 10D. The Owner/Developer fully supports this application but does not wish to relinquish its rights to the approved density for future redevelopment if any tenant should ever vacate their premises. This matter was recently addressed in the PDP Amendment for Valvoline to locate upon adjacent Lot 10F; refer to PL2025038 and Ordinance 10141 which similarly identifies an "approved not shown" square footage resulting in a total of 12,300 SF to serve this purpose. This application for Les Schwab seeks to remain consistent with prior approvals, and simply updates the calculation accordingly.

3. Sheet 1 - Provide the building setback to the southern property line.

Response: Two dimensions have been added to show the setback.

4. Sheet 1 - Confirm all parking stalls are a minimum 9-ft in width excluding the curb.

Response: The islands have been reconfigured to provide 9-ft wide parking spaces, exclusive of the 2-ft curb and gutter.

5. Sheet 1 – Provide a legend or note for the different paving types.

Response: A legend has been added to designate asphalt and concrete paving as requested.

6. Sheet 1 – Provide parking lot setbacks. UDO Sec. 8.620.B requires a minimum 20-ft setback from public right-of-way.

Response: Two parking lot setback dimensions have been added adjacent to NW Ward Road.

7. Sheet 4 – Perimeter landscaping shall include both deciduous and coniferous trees to help provide year round buffering. Please revise the landscape plan to include evergreen trees.

Response: The landscaping plan has been revised accordingly.

Comments 8 – 15; refer to BRR response letter.

16. Misc – Confirm all ground-mounted and building-mounted equipment will be screened.

Response: Landscaping has been added around the proposed transformer. Building mounted equipment is screened with the parapets.

Comments 17 – 19; refer to BRR response letter.

Engineering Review:

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

Response: Comment acknowledged.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

Response: Comment acknowledged.

3. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Response: Comment acknowledged.

4. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

Response: Comment acknowledged.

5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

Response: Comment acknowledged.

6. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Response: Comment acknowledged.

7. For informational purposes only: Please be aware of the improvements that were completed within the Summit Fair, Lot 10C Site Development Plans (Project Number - PL2024063) that were released for construction on 5/15/25. The Final Development Plans will need to accurately show the existing conditions and how those improvements will be modified for the permanent build.

Response: Informational comment noted. Subject site and existing improvements will be surveyed prior to preparation of Final Development Plans.

Traffic Review (No Comments)

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

Response: Comment acknowledged.

Please contact me at dan.mcgheee@lamprynearson.com or (816) 823-7239 should have any questions or need additional information.

Sincerely,

LAMP RYNEARSON

A handwritten signature in blue ink, appearing to read 'Dan McGhee', with a stylized flourish at the end.

Dan McGhee, P.E.
Private Practice Lead

cc: Project File



Code Comment Response

November 4, 2025

Adair Bright, Senior Planner
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

Re: **Les Schwab Tire Center– Lee's Summit, MO – Store #271**

Adair,

I am in receipt of your "Comments Report", dated 10.24.25, relative to our Les Schwab Tire Center #271. The project APN is PL2025277. I am providing the following package consisting of revised drawings with attachments to all comments gathered from your report. Your comments are in regular type followed by our responses in bold.

Landon Chitty, Project Architect (BRR Architecture), 913.236.3381, landon.chitty@brrarch.com

The above mentioned professional providing any particular response is identified in parenthesis at the end of the response.

Planning Review # (10/24/2025 – Application # PL2025277)

Adair Bright

8. Elevations – Include labels to address which direction the facades face (i.e., north elevation, south elevations).

RESPONSE: ELEVATION LABELS HAVE BEEN REVISED TO INCLUDE DIRECTION OF FACADE

9. Elevations – Dash in height of any roof-mounted equipment

RESPONSE: ELEVATIONS HAVE BEEN REVISED TO SHOW THE ROOF-MOUNTED EQUIPMENT DASHED AND CALLED OUT AS SUCH

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10. Elevations – Per UDO Sec. 8.080.B, commercial/retails buildings must include 3 different Class 1 and Class 2 materials that comprise at least 50% of the primary façade(s). Note which materials are meeting that requirement and the percentage of the façade those materials occupy. Primary facades are street-facing facades. For the proposed development, that would be the east and west facades.

RESPONSE: A TEXT NOTE SHOWING THE MATERIAL AND PERCENTAGE BREAKDOWN HAS BEEN ADDED TO THE EAST AND WEST ELEVATIONS

11. Elevations – Material Legend – Provide information on the glass (clear, tinted, spandrel, etc)

RESPONSE: THE GLASS UTILIZED IS CLEAR LAMINATED SAFETY GLASS. THIS HAS BEEN REFLECTED ON THE ELEVATIONS AND THE STOREFRONT LEGEND.

12. Elevations – Material Legend – Provide more detail on the metal proposed to be used. Non-insulated metal siding and panels are considered a Class 4 material which is prohibited on this building type.

RESPONSE: THE METAL PROPOSED WILL BE USED AS A PARAPET WALL CAP. METAL SIDING AND/OR PANELS WILL NOT BE USED ON THE EXTERIOR ELEVATIONS.

13. Elevations – Material Legend – Provide information about the roofing material. Only Class 1, 2, or 3 materials are allowed.

RESPONSE: ROOFING MATERIAL TO BE PVC MEMBRANE ROOFING SYTEM (NOT VISIBLE). THIS HAS BEEN REFLECTED ON THE ELEVATIONS AND ROOFING LEGEND.

14. Elevations, Wall Articulation – Per UDO Sec. 8.080.B, Primary facades are required to have articulation no less than once every 60 linear feet. Wall articulations include, but are not limited to, projections or recesses in the wall plane of at least 2 feet in depth or the use of columns, piers, or equivalent structural or decorative elements that project at least 2 feet beyond the wall plane. Confirm the requirement is being met for the east and west facades and provide information detailing that.

RESPONSE: DIMENSIONS HAVE BEEN ADDED TO THE ELEVATIONS HIGHLIGHTING THE BUILDING PROJECTIONS 2'-0" FROM THE MAIN BUILDING WALL ON THE EAST AND WEST ELEVATIONS.

15. Elevations, Fenestration – Per UDO Sec. 8.050.B.4.i, all commercial and retail building facades that face a public or private street shall have fenestrations with clear glass that occupy no less than 50% of the pedestrian view zone. The pedestrian view zone is defined as 8-foot tall area of the subject buildings primary façade(s) that is between two feet and ten feet above the adjacent sidewalk or ground level. I understand the intent of the code is being met through the transom windows; however, we do need a modification request letter outlining the UDO requirement, the proposed modification, and the justification.

RESPONSE: WITH THE PEDESTRIAN VIEW ZONE BETWEEN 2FT AND 10FT, REVISED CALCULATIONS CONFIRM WE MEET THE FENESTRATION REQUIREMENT ON THE EAST FAÇADE WITHOUT THE TRANSOM WINDOWS. (WE PREVIOUSLY CALCULATED THE AREA FROM 0' – 10') A TEXT NOTE SHOWING THE PERCENTAGE BREAKDOWN HAS BEEN ADDED TO THE EAST ELEVATION. A MODIFICATION REQUEST LETTER PROPOSING A MODIFICATION TO THE FENESTRATION REQUIREMENT ON THE WEST ELEVATION IS ATTACHED.

16. Confirm all ground-mounted and building mounted equipment will be screened.

RESPONSE: ALL GROUND-MOUNTED AND BUILDING MOUNTED EQUIPMMENT WILL BE SCREENED.

17. Misc. – Per UDO Sec. 2.310, Preliminary Development Plan application contents shall include proposed exterior lighting, including parking lot lights and wall mounted fixtures, including fixture type, location, height and intensity. Also, manufacturer's specification sheets shall be submitted.

RESPONSE: A SHEET PROVIDING THE SITE PHOTOMETRICS HAS BEEN ADDED TO THE PLAN SET

18. Misc. – Please remove the floor plan and the FF&E sheets from the plan set.

RESPONSE: FLOOR PLAN AND FF&E SHEETS HAVE BEEN REMOVED FROM PLAN SET

19. Misc. – If you have photos or examples of existing buildings that will be utilizing the same materials or design, it could be helpful to provide since the texture of materials don't always show through via elevations.

RESPONSE: A SHEET WITH PHOTOS OF THE BUILDING MATERIALS AT ANOTHER SITE HAS BEEN ADDED TO PLAN SET FOR REFERENCE.

Again, thank you for your timely review. I hope you find this response package to satisfactorily answer all of your code comments. If there is anything further you need from us, please call me directly at the number below.

Landon Chitty
913.236.3381
landon.chitty@brrarch.com