



Modification Request Letter

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,

We respectfully request a modification to PUDO Sec. 8.050.B.4.i stating 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 for the following reasons:

1. Operational Considerations

The west end of the building houses essential service functions, including a four-post lift, tire racking, and other heavy equipment. Clear glazing at this location would expose views of these service areas, which do not enhance the public realm or contribute to pedestrian interest. Additionally, frequent movement of tires and equipment presents a high risk of accidental breakage to large glass panels. This area also serves as the building's primary delivery and service entry, further reducing the value of transparency at this façade.

2. Site Design and Aesthetic Intent

At the City's request, the trash enclosure has been relocated to the west end of the site, giving this elevation a distinct "back-of-house" character. Substantial landscaping has been incorporated to screen the enclosure and improve the visual quality of this area. Introducing large areas of glazing behind this screening would undermine the intended aesthetic outcome of both the landscaping and the PUDO's design objectives.

3. Security and Safety Concerns

The west façade fronts a lightly traveled street with minimal activity during non-business hours. Extensive glazing on this side could create opportunities for theft and vandalism, posing unnecessary security risks to both the business and its employees.

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In summary, the requested modification aligns with the operational realities of the building, respects the City's design guidance, and maintains the overall intent of the PUDO to create attractive and pedestrian-friendly streetscapes—while providing a practical and secure design solution for this particular site.

We appreciate your consideration of this Modification Request. Should you have any questions, don't hesitate to contact me.

Sincerely,

Jill Lyons, AIA, LEED AP
Vice President