

November 10, 2025

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

**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 via email on November 7, 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 site photometric lighting plan comments.

Planning Review:

1. Per UDO Sec. 8.620.E.4, drive aisle widths shall not include the curb and gutter. Please revise drive aisle dimensions to reflect this. Minimum drive aisle width is 24-ft.

The drive aisle dimensions have been revised to exclude the curb and gutter.

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

Sincerely,

LAMP RYNEARSON



Dan McGhee, P.E.
Private Practice Lead

cc: Project File

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Resubmittal\2025.11.10 LSTC PDP Response Letter.docx



Code Comment Response

November 10, 2025

Grant White, Project Manager
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**

Grant,

I am in receipt of your "Comments Report", dated 11.07.25, 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 # (11/07/2025 – Application # PL2025277) Grant White

2. Per UDO Sec. 8.250.D.1, the maximum light pole height is 15-ft., including the base, when within 100-ft. of a residential use. A few light poles will need to be requested or an additional modification will need to be sought and reflected in the modification request letter.

RESPONSE: LIGHT POLES WITHIN 100 FT OF RESIDENTIAL AREA HAVE BEEN UPDATED TO BE 15-FT TALL, INCLUDING THE BASE.

3. Per UDO Sec. 8.250.E, the maximum footcandle adjoining a residential property line shall be 0.5 footcandles. There are just a few in the northwest corner that exceed that 0.5 maximum.

RESPONSE: UPDATED LIGHTING LAYOUT TO HAVE MAXIMUM OF 0.5 FOOTCANDLES AT THE RESIDENTIAL PROPERTY LINE.

www.brrarch.com

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