

November 18, 2025

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

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**Re: PL2025277 - Les Schwab Tire Center  
Commercial Preliminary Development Plan  
Modification Request Letter – Parking Lot Light Pole Mounting Height**

Dear Mr. White:

We respectfully request a modification to UDO Section 8.250.D.1., which limits the maximum light pole height to 15 feet, including the base, when within 100 feet of a residential use for the following reasons:

**1. Existing Light Pole Heights**

The Trilogy Apartments to the north was permitted as Summit Square III (PL2022436) and includes light poles with a 20-foot mounting height. The West Summit Orchard landlord lighting specifications require 15-foot tall poles on top of 3-foot tall concrete bases, with a mounting height of 18 feet. An 18-foot tall mounting height is requested for all parking lot light poles on the Les Schwab site to provide consistency with the rest of the West Summit Orchard development and minimize the light pole height differential with the residential apartments to the north. A maximum of 0.5 footcandles will be maintained along the north property line in accordance with UDO Section 8.250.E.

**2. Aesthetics**

Providing more consistent light pole mounting heights will improve aesthetics across the existing and proposed development site.

Please contact me at [dan.mcgheee@lamprynearson.com](mailto: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