



Application Number: PL2025276
Application Type: Commercial Preliminary Development Plan
Application Name: Drive thru coffee shop - Oldham Village Phase 2
Location: 10 SW PERSELS RD, LEES SUMMIT, MO 64081

Please note our comment responses in bold below.

Planning Review

APPLICATION. As previously comment upon, submit a completed and signed copy of a Preliminary Development Plan application and ownership affidavit. The resubmittal response letter states it has been provided with the submittal, but it has not.

SIDEWALKS. Show, label and dimension the existing 10' shared use path along the east side of SW Jefferson St. **ADDED. C.100.**

LIGHTING. No lighting information is provided for either of the two sites. Lighting information shall be provided in accordance with the requirements of UDO Sections 8.220, 8.230, 8.250, 8.260, 8.270 and 8.280. Add a note to the plans that the proposed development will comply with the aforementioned lighting standards of UDO Article 8. **ADDED NOTE TO C.100.**

BUILDING ELEVATIONS. As a new preliminary development plan application, the Dutch Bros. site is subject to the City's newly adopted architectural and building design standards found under UDO Article 8, Subdivision 2, which include new governing standards on the usage of exterior materials and general building design. Review the standards and make building design and material changes as necessary to comply with the new standards. The proposed building elevation with a primarily EIFS exterior does not comply with the current architectural standards, specifically as it relates to material usage. For example, the use of EIFS is only limited to the area on a building facade above 10' from finished grade. The current building elevations show EIFS all the way down to the masonry base that is 3' above finished floor elevation. **ARCHITECTURAL PLANS HAVE BEEN UPDATED.**

See the architectural standards under UDO Article 8 starting at Section 8.050. See Section 8.080 for material usage requirements and UDO Section 8.070 for the associated materials classification list. **ARCHITECTURAL PLANS HAVE BEEN UPDATED**

SIGNAGE. The building elevations continue to show 6 wall sign. The resubmittal response letter indicates that wall signage will be reduced to 4 to match the existing NE Chipman Rd location. The Planning Commission and City Council have been amendable in the past to allow four (4) signs to allow for a means of identification on each of the building's four exposures. **ARCHITECTURAL PLANS HAVE BEEN UPDATED.**



Traffic Review

Although the Traffic study showed a coffee shop in Phase 2, it was not in this location. So the trips are accounted for, but did not analyze that Lot 18 has two high traffic generators. Applicant needs to analyze if a right turn lane northbound is required due to the increased trips. **According to the traffic study only 15% of the traffic would make a north bound right and this is not likely to warrant a right turn lane**

I have concerns about vehicle stacking at the drive-thru. Technically it meets our requirements, but Dutch Bros consistently has large number of vehicles in line. In this case, if they overflow the queue, they back into the drive aisle for Casey's which is the only method of egress for Casey's traffic. Pair that with the fact that both are very busy in the AM rush. **The northern drive thru lane has 200 feet of total stacking and the southern drive thru lane has 100 feet of total staking, which conservatively provides space for 12 cars.**

Since this will be the first lot to develop in Phase 2, all Phase 2 improvements listed in the TIA must be completed prior to Temporary Occupancy. This includes several turn lanes and the median on Persels.
Noted

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht