



January 27, 2026

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Attn: Mr. Scott Ready

Reference: PL2025340
JOHN KNOX VILLAGE HYBRID VILLA
626 NW SHAMROCK CIR, LEES SUMMIT, MO 64081

Dear Scott,

Please see our responses to the Hybrid Villa review comments from the City:

Analysis of Residential Preliminary Development Plan:

Planning Review Adair Bright Senior Planner Corrections
(816) 969-1273 Adair.Bright@cityofls.net

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

Response: (SFCS) – Acknowledged.

2. PDP REQUIREMENTS. Per UDO Sec. 2.310.D.3, an existing conditions plan shall be submitted for the proposed site and all sites within 185-ft. of the property. Requirements for contents of that plan can be found using the UDO Section referenced above.

Response: (BHC) – An existing conditions plan has been added to the set.

3. SHEET C1.0. Update the legal description. Per City records, the northwesternmost corner is not platted.

Response: (BHC) – The legal description has been added to include the northwest parcel.

4. SHEET L1.0. Provide an overall landscape plan showing the street frontage planting requirements. Per UDO Sec. 8.790.A, street frontage landscaping shall be located within a minimum 20-ft. wide landscape

strip along the full length of any street frontage. One tree shall be planted for each 30-ft. of street frontage and one shrub shall be planted for each 20-ft. of frontage. They may be clustered.

Response: (BHC) – An overall landscape plan has been added showing the required street plantings along Pryor and Chipman Roads.

5. SHEET L1.0. Open yard area landscaping requirements are based on total lot area excluding building footprints.

Response: (BHC) – The open yard area calculations removed the building footprint, as well as the golf course area which contains most of the site area.

6. SHEET A1. Per UDO Sec. 2.310.D.5, architectural elevations shall be in color and drawn to a standards architectural scale. The renderings are great for visualization, but the elevations must be in color.

Response: (SFCS) – Updated the elevations on the sheets.

7. SHEET A1. Per UDO Sec. 8.070.B, multi-family residential buildings must include 3 different Class 1 and 2 materials that comprise as least 50% of the primary facade(s). Note which materials are meeting that requirement and the percentage of the facade those materials occupy. The material classification table is located in UDO Sec. 8.060. Primary facades are public or private street-facing facades.

Response: (SFCS) – Added a chart to A1 and A2 sheets. 4 Class 1 and 2 materials are used on the elevations. These materials represent at least 75% of the overall elevations.

8. SHEET A1. Per UDO Sec. 8.070.B, multi-family residential buildings must include 3 different Class 1, 2, or 3 materials on secondary facades. Note which materials are meeting that requirement. The material classification table is located in UDO Sec. 8.060.

Response: (SFCS) – Added a chart to A1 and A2 sheets. 4 Class 1 and 2 materials are used on the elevations.

9. SHEET A1. Per UDO Sec. 8.070.B, multi-family residential buildings shall only utilize class 1, 2, or 3 roofing materials. Confirm the "architectural shingles" proposed are a Class 3 material per UDO Sec. 8.060.

Response: (SFCS) – Yes, the asphalt shingles are architectural shingles and meet the Class 3 requirements.

10. SHEET A1. Per UDO Sec. 8.070.B, the primary facade of multi-family residential buildings shall have a wall articulation no less than once every 80 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 and provide a visual to illustrate (ex. show the wall articulations in plan view).

Response: (SFCS) – Added a simple plan showing the wall articulation to the A1 and A2 elevation sheets.

11. MISCELLANEOUS. What kind of buffering will be provided between the recreation area and NW Pryor Road? The UDO identifies landscaping, berming, fencing, or a combination thereof to be appropriate for buffering outdoor recreation areas. Staff has concerns with the potential for golf balls flying into the street specifically on the holes where players would be hitting towards the roadway.

Response: (BHC) – Landscaping will be provided along the west property line. Any of the proposed golf holes will be angled or directed away from the street so that balls will not be hit in the direction of Pryor Road.

Engineering Review Gene Williams, P.E. Senior Staff Engineer Corrections
(816) 969-1223 Gene.Williams@cityofls.net

1. Sheet C1.0: a) Cul-de-sac bulb is too small, See minimum public street requirements for min. diameter of cul-de-sac bulb. Note: Public standards apply to private streets in the City of Lee's Summit. 2) Private streets are too narrow (i.e., Shamrock Ave. north of Peace Pkwy). Minimum 28 feet width is required for private streets.

Response: (BHC) – The cul-de-sac and street width along Shamrock have been revised to meet the minimum radius and width requirements.

2. Sheet C2.0: 1) Please provide better contrast between existing features and contours. As presented, there is very little contrast in terms of lineweight differences.

Response: (BHC) – The plan sheet has been split into two sheets to increase the scale and hopefully help with the displaying contrast.

No #3.

4. Sheet C3.0: 1) Existing water line shall be shown in a clear manner, along with sizing. 2) Show an 8 inch water line throughout the development, and show the abandonment of existing 6 inch line. 3) Water line shall be shown to the north connection along Chipman Rd. (i.e., the 10 inch line). Provide notes that the 8 inch line will be connected to the 10 inch main 4) 8 inch water main replacement shall be extended to the south and connected to existing 8 inch main along Shamrock (i.e., at the point where recent upgrades from 6 inch to 8 inch were made by the City). 5) 8 inch water main shall be extended along Faith Dr. to west side of Pryor Rd. and connected to existing 8 inch main. Preference is south side of Faith Dr. Show on the plan, and note boring beneath Pryor Rd. being required. 6) Abandon the NW Peace Pkwy water main between Pryor and Shamrock. Abandon the main at the tee on Pryor Road. Abandon all other service lines and fire lines supplying buildings that will be demolished at the water main that will remain in service. Show on plans. 7) These assumptions of water line sizing are based on building square footage of 41,600 square feet, type V-B construction with a sprinkler system. The fire flow requirement should be 2,750 gpm. Any changes may affect the sizing during final design.

Response: (BHC) – The utility plan has been revised to show a new 8” water main being installed from the 10” main along the south side of Chipman down to the existing 8” water main at the south end of Shamrock Avenue. It will also include a new 8” water main along the south side of the Faith Drive extension to the 8” water main on the west side of Pryor Road. The existing 6” water mains to be replaced will be abandoned and disconnected as noted.

Traffic Review Erin Ralovo Senior Staff Engineer No Comments
(816) 969-1800 Erin.Ralovo@cityofls.net

Fire Review Jim Eden Assistant Chief Corrections
(816) 969-1303 Jim.Eden@cityofls.net

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: (BHC) – Acknowledged.

2. 3310.1 Required access.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department

connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. All paved surfaces and hydrants shall be in place to going vertical with combustible materials or staging materials.

If construction causes Shamrock to close, how will access be provided to existing structures?

Response: (BHC) – Acknowledged. The east half of Shamrock should be able to be maintained open for access while the west half of the road is worked on.

3. D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Action required: All fire access roads shall have a minimum 26 foot wide drivable surface including all of Shamrock Ave. Confirm this will be the case for all buildings.

The building set back from fire access shall meet the 15/30 rule in D105.3.

Response: (BHC) – The proposed drives adjacent to the buildings will all be 28' from back of curb to back of curb. The buildings are between 15 and 30 feet from the edge of Shamrock Ave

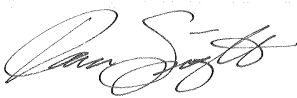
4. g uildinthe bIFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Work with Water Utilities to confirm there is adequate fire flow per IFC Table B105.1(2). A 50% reduction is allowed for a an automatic fire sprinkler system. Provide documentation of findings.

Response: (BHC) – Per the above Engineering comments, we will be upsizing the water main running through the project site to ensure an 8” water main serving the buildings and hydrants. This should provide the required fire flow based on the building size and construction type.

If you have any comments or concerns, please let us know.

Sincerely,



Daron Speight, AIA
Architectural Practice Leader, Charlotte Office Leader, Associate Principal

pc: Mr. Eric Scott – John Knox Village
Mr. Eric Byrd – BHC Rhodes
SFCS: GKL