



August 7, 2018

Shannon McGuire
City of Lee's Summit
Planning Review
220 SE Green St.
Lee's Summit, MO 64063

RE: **Douglas Corners, Lot 1B**
Application #: PL2018108

Dear Shannon,

The following are responses to the Applicant's Letter dated 7-20-18 that relate to the architecture and design of the building.

Planning Review

Comment 6: Is any ground mounted mechanical equipment being proposed? If so please provide the manufacturer's specification sheets and show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.

Response: No ground mounted equipment is proposed.

Comment 8: The dashed lines of the rooftop mechanical equipment shows they are close to the same height as the parapet wall. Please acknowledge that the screening wall will be as tall as or taller than the proposed rooftop mechanical equipment.

Response: The screening wall will be as tall as or taller than the proposed rooftop mechanical equipment.

Comment 9: How many bed rooms will be in the proposed apartments? Please provide the floor plan for the 2nd floor residential units.

Response: Apartment units will be shell only. Design and layout will be developed with future tenants and submitted under separate submittal. There will be a maximum of four individual units with a maximum of 2 bedrooms each. 8 total bedrooms is the maximum.

Douglas Corners, Lot 1B
Application #: PL2018108
August 7, 2018
Page 2

Comment 12: On the west elevation staff would like to see the center (4th) store front's roof line raised to give more break in the horizontal line. Additionally, staff would like to see the façade pulled out 1-2 feet to create more depth.

Response: Center roof line has been raised and façade has been pulled out 1-2 feet to create more depth.

Comment 13: Please incorporate additional architectural elements on the rear elevation of the proposed building to create more depth and breakup the long flat wall.

Response: The entries to the apartments with associated canopy and stair have been moved to this elevation. Additionally, at every other door an architectural stone surround has been incorporated. The center three units have been recessed 2' to create more depth.

Comment 14: Are any rooftop amenities proposed for the residential apartments?

Response: Roof top decks are proposed and have been shown on the updated drawings.

Let us know if you have any questions or concerns about this resubmittal.

Best Regards,
GUY GRONBERG ARCHITECTS, P.C.



Kenneth J. Kleffner,