

January 17, 2019

Jennifer Thompson
City of Lee's Summit
Planning Review
220 SE Green
Lee's Summit, MO 64063
816-969-1600

RE: Douglas Corners, Lot 1B
Application Number: PL2018213

We would like to offer the following comments and changes. Please find our responses in bold.

Planning Review	Jennifer Thompson	Planner	Pending
(816) 969-1239	Jennifer.Thompson@cityofls.net		

1. It's unclear if faux metal storage doors will be visible behind the windows. Staff doesn't support the faux storage doors if seen behind the windows. Please provide clarification or additional detail.
There will not be faux metal storage doors visible behind the windows. The interior layout on the 2nd and 3rd stories at the SW and NW corners and the West side of the building has 5' wide perimeter hallways. We are proposing to have windows in the exterior walls at these locations to allow natural light into the building and provide a bright, inviting appearance for rental unit customers. The storage unit construction in these areas will consist of white walls and white coiling overhead doors, and this construction would be visible only during operating hours at night.

It is recommend opaque spandrel glass for multiple locations on this building be provided to hide views of interior storage doors. Are the windows tinted or are spandrel glass?
Spandrel glass and clear glass is noted on the revised elevations.

What type of glass/coating/transparency do the windows have?
The spandrel glass will be opaque.

2. Provide material and color samples for the proposed exterior building materials (to include the metal canopies). Staff suggests to illustrate the exterior material samples on the plans (by using a photo zoomed in to reflect color and material). Staff also suggests to have actual samples for the upcoming Planning Commission and City Council meetings.
We will bring material samples on a presentation board to the Planning Commission and City Council meetings.

3. On Sheet A2.0 one of the leaders for brick is pointing to the aluminum store front windows.
This has been corrected.

4. Provide additional detail for the insulated metal panels. Is this a stucco or E.I.F.S. product?
This is a 2.5" thick by 42" wide insulated wall panel that spans vertically the full height of the building. The panels have an interior and exterior prefinished metal skin; the exterior has a shop-applied blown-on textured polymer-stucco finish. The panels join together in a tongue-and-groove system, and all fasteners are concealed.

Can you provide the percentages of this material for each elevation.

The revised elevations on sheets A2.0 and A2.1 include the percentage of insulated wall panel for each façade, ranging from 20% to 27%.

5. Staff does not support the white color of the exterior garage doors. It should be a color more compatible with the building in which it is to serve. Has consideration be given to a glass window panel system or something more decorative for the larger overhead doors?

The exterior overhead doors are revised to be painted the same color as the insulated wall panels.

6. Clarifications needed for the number of overhead garage doors on the east elevation. They are not reflected in the 1st floor floor plan. Are the 5 smaller overhead doors individual units that are accessed from the exterior? Do they have a connection to the interior of the space?

The small exterior doors on the east façade were on the Second Story plan.

Staff cannot support the 5 smaller overhead doors shown on the east elevation. In addition exterior access storage isn't allowed in the CP-2 zoning district.

Those doors have been removed; no storage units have exterior access.

7. Staff has concerns of both large overhead doors facing the residential district to the east. Relocating the large overhead door on the southeast corner of the building from the east side to the south side seems doable and would eliminate some of the visual and potential noise from the residential district. Relocating the man door location seems optional.

The overhead doors facing east will be closed while customers load and unload within the building. There is substantial landscaping and a privacy fence along the east property line to visually and acoustically screen the overhead doors. We believe the South façade presents a more attractive public face toward the parking lot and public areas south of the building without the overhead door facing south in the SE corner, so have not changed that at this time.

8. Is it possible to build out/redesign the corner of the building at the northeast corner such that the overhead door could face south? Not recommended that this face residential, however, if the elevation is significantly lower than residential, this might be defensible and may be able to remain?

Due to site grading constraints, it would be difficult for the NE overhead door to face any direction other than east. The overhead door will be closed while customers load and unload within the building.

9. Staff is curious once you have your neighborhood meeting what the reaction would be to the windows on the east elevation. Possible solution is to eliminate windows on this elevation and bring the stone up to the accent band and brick up to top of where windows were located? Or keep window if they are opaque spandrel glass?

All windows were removed from the east façade prior to the neighborhood meeting. One neighbor attended the meeting and was curious about the height of the building and the potential impact on his property value (he's planning to sell his home soon). He did not mention any concerns with the two overhead doors facing east.

10. How and what material are the mechanical screens? Is this screened by a parapet?

The rooftop HVAC units will be screen with a combination of parapet walls and added screen walls. The added walls will be metal panel that matches the color of the stucco finished metal wall panels.

11. On the west elevations the window pattern language does not quite "mesh" with that on the south end. Staff recommends central bays on west side match "4-window" pattern language of central bay on south side. Also on south elevation.

These elevations have been revised to be more similar to the others.

If, at the southeast corner, large overhead door is relocated to south elevation at the southeast corner, the two windows could be removed. If door is not located here then the four window on this corner of the face should match the look of those on the northwest corner of the west elevation.

This is revised to match the NW corner.

12. Can a roof plan be submitted, noting the location of the mechanical units.

The roof plan is shown on the Architectural Site Plan on sheet AS1.0

13. Staff recommends offering a neighborhood meeting for the surrounding neighborhood and property owners within 185-feet to introduce the proposed project within their neighborhood. If notes are recorded for this meeting, staff would appreciate receiving a copy of the notes.

A neighborhood meeting was held on January 16th at the Minsky's Pizza on Rice Road, adjacent to the site. Approximately 15 residents were notified of the meeting, but only one resident came to the meeting. He was shown the architectural and engineering drawings. His concern was the view from the deck of his house, because he intended to put the house on the market very soon and wanted to know what to tell the agent about the project and timeframe.

14. Revise the northeast corner of the building to have the brick extending vertically to the highest point of the building. Additional windows could be needed once this extends vertically.

Brick now extends to the top of the loading bay wall, matching the height of brick in the areas between the full-height brick panels.

15. Provide in written form the justification for the requested modification for the FAR.

Provided with the resubmittal.

16. Provide the proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted. This information is needed at the preliminary development plan stage.

Photometric plan and lighting information sheets provided as requested.

Provide a photometric plan for this site. Refer to Article 7 of the UDO for specific lighting requirements for all lighting. Please note that specific requirements are in place for properties adjacent to residential districts/uses.

Photometric plan and lighting information sheets provided as requested.

17. Provide photos of the existing fencing and landscaping along the east property line. Staff will evaluate the condition of the landscaping and existing fence.

Photos provided as requested.

Provide photos of the existing tree line along M-291 Hwy.

Photos provided as requested.

18. Provide the high impact buffer calculations for the east property line. Also include the screen option that is to be utilized to meet required numbers for the low impact screening requirements.

Buffer calculations shown on Sheet 9 as requested.

Discussion may be needed to determine the species for the high impact buffer. A 20' UE is located along the east property line.

Acknowledged.

19. The proposed Austrian Pines along the M-291 street frontage shall be changed to an ornamental variety as they are located within a 50'UE and there is a water line in the vicinity.

Austrian Pines along M-291 changed to White dogwoods as requested.

The required number of street shrubs isn't reflected on the plan, please add the 16 shrubs along the M-291 frontage to meet the street frontage shrub requirement.

16 Dwarf Burning Bush added to M-291 frontage as requested.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 4: Include riprap calculations to verify the riprap is adequately designed for the velocity. Also include riprap depth in the callout.

Provided

2. As previously requested, reconcile the drainage calculations on Sheets 6 & 7 with the drainage report.

Reconciled

3. A waiver must be requested in order to use inlet filtration in lieu of 40-hour extended detention for the water quality event. All waivers must reference the specific sections of the design and Construction Manual from which a waiver is requested.

A waiver request is included in the resubmittal

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 2012 International Fire Code.

Acknowledged.

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The curb along the building shall be marked.

Curb along building shown marked and shown on Sheet 3 as requested.

3. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an

approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

A Knox box will be required on the building and a knox key switch on the gate.

Note added to Sheet 3 as requested.

4. Standpipes will be required in the stairwells and ground floor entrances. Confirmed at permit review.

Acknowledged.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Regards,

Kevin Sterrett, PE, PLS
Development Services Manager
HG Consult, Inc.