



February 21, 2020

Lee's Summit Missouri Development Services
Shannon McGuire, Planner
220 SE Green Street
Lee's Summit, MO 64063

Subject: Firestone Complete Auto Care
3501 SW Market St., Lees Summit, MO 64082
Gresham Smith Project Number: 40831.45

Dear Shannon McGuire:

The following are Gresham Smith responses to your comments from your letter dated February 19, 2020 regarding FS Lee's Summit, LLC:

1. Comment: Curbing is required at the front of the non-accessible parking stalls adjacent to the south side of the proposed building. Additionally, curbing is required along the driveway stub along the north property line. A temporary asphalt curb may be used in place of concrete.

Response: **6" sidewalk header has been added to the front of the non-accessible parking stalls on the south side of the building. Asphalt curbing note has been added to the driveway stub along the north property line. See sheet C200.**
2. Comment: As proposed the parapet walls do not screen the RTU to the extent required by the UDO. The UDO requires all roof-mounted equipment to be screened entirely from view by using parapet walls at the same height as the mechanical units. In this case, I don't think raising the Parapet wall around the entire building makes the most sense. I think a way to meet the intent of the UDO would be to use a "bolt on" screen system similar to this. Using this type of screening is just a suggestion, if you have a better idea let me know and I will take a look at it. This would require a modification to be approved but is something that has been requested and granted in the past. If this modification is something you would like to seek, a written request and narrative statement that explains the need for modification will need to be submitted.

Response: **Comment addressed. See revised elevations provided in re-submittal package.**
3. Comment: This project is located in an overlay district and subject to the M-150 CDO design standards as outlined in Division Vi. - M-150 Corridor Development Overlay (CDO) District – UDO Sec. 5.510. - M-150 CDO design standards. All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. Such screening shall be adequate to completely screen such facilities from all rights-of-way. Please annotate how this project is meeting the mandatory

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minimum sustainability & development requirements.

Response: Landscape screening has been added to around the proposed transformer location and other facilities and equipment. See sheet L2.1 – Landscape Plan for details. Site is located in CDO Overlay district. The following development standards have been incorporated with design of the site:

1. Pedestrian/bicycle connectivity – a 5 foot wide concrete sidewalk has been added along Southwest Market Street that extends the existing sidewalk across the proposed driveway and to the most north corner of the site.
2. Screening – roof mounted mechanical equipment has been screened along all sides of the building in revised building elevations. All ground mounted mechanical equipment and utility (transformer) have been screened by the use of landscaping. The loading area has been screened to the greatest extent possible. The refuse facility screening incorporated into the site completely screens the dumpsters from view of public streets. See sheet L2.1 Landscape Plan for details.

4. Comment: The City will not support a blanket waiver to the stormwater detention peak attenuation requirements. The "Stormwater Report" dated Feb. 7, 2020, requested that a blanket waiver be granted to allow a comparison between the pre-development peak flow rates, and the post-development peak flow rates. This methodology was never discussed either in the applicant meeting, or during the telephone conversation. Only the "peripheral drainage" elements near the right of way were discussed using the pre-versus-post-development methodology, and the "Stormwater Report" dated Feb. 7, 2020 is requesting this methodology be allowed for the entire site.

Response: The stormwater report has been revised. Discharge from the site is now based on a flat release rates per acre for the 2, 10 and 100 years storm events while the peripheral drainage elements near the right of way are calculated separately. Only 0.54 feet of freeboard can be achieved in design of the emergency spillway for the 1% storm clogged event. A waiver will be requested for this event, as well as for the peripheral drainage.

5. Comment: The applicant letter requested a concept plan for the extension of a public water main to serve the development. A partial plan to provide a private fire line extension was provided, which does not satisfy this requirement. If two (2) options are desired as indicated in your response letter, both options should be presented in concept form. They must show the entire length of the extension, not a partial view of the extension. Finally, the extension must be public, not private. It should also include sufficient notes concerning the acquisition of public easements as necessary to construct the extension.

Response: Firestone site now shows preferred option with only one public water option moving forward regarding the water line extension. Developer currently working with property owner to gain permission for work. Sheet C501 has been added to show the entire length of the extension.



6. Comment: The hydrant main shall be a minimum of 6".
Action required: replace the 4" main with a 6"
Response: **Comment addressed, hydrant main now a 6 inch line. See C500 Utility Plan for details.**

If you have any questions, please do not hesitate to call me at 615.770.8175

Sincerely,

JP Michael, EI
Engineer – Civil

Copy

Joe Johnston
Kevin Crumley
Jason Horowitz