



August 13, 2020

Mr. Mike Weisenborn, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Oakview -Analysis of Commercial PDP
Lee's Summit, Missouri

Dear Mr. Weisenborn;

This letter is in response to your comments dated July 27, 2020. Below are your comments, followed by our response (in bold italics).

Planning Review **Hector Soto Jr. Planning Division Manager (816) 969-1238**
Hector.Soto@cityofls.net

1. PROPERTY LINE INFORMATION. Label the property line dimensions and bearings for each of the subject lots. **RESPONSE - done**

2. EASEMENTS. Show and label all existing utility easements on the subject lots.
RESPONSE - done

3. PARKING CALCULATIONS.

- The calculation used to determine the required parking for the prospective 50% occupancy of retail/office on Lot 3 is based on 4 spaces/1,000 sq. ft. A note in the table comparing that parking ratio states "meets UDO". It is true that general office uses are calculated at 4/1,000 for general office. However, retail is calculated at 5/1,000 under the UDO, so the note isn't completely accurate. The same notation was made for the retail/office on Lot 4. Revise. **RESPONSE – the Data Table has been revised to accurately reflect the parking required base on the intended usage.**

- The proposed drive-through uses listed on Lots 3 and 4 very specifically call out two users in Dunkin Donuts for the purposes of calculating the number of required spaces. Documentation of actual parking demand generation specific to these users need to be provided to justify the proposed reduction in parking calculation. Should different restaurant users occupy those spaces, updated parking demand data relevant to the new user shall be provided at that time to determine the actual parking demand. **RESPONSE – We were under the understanding that Dunkin had previously had discussions with the City regarding required parking and that the City had agreed to a reduced parking number [I never heard what that number was]. Were you privy to those conversations?**

As I understand it Smoothie prefers drive-thru only (no indoor seating); however, very few, if any, landlords will provide a drive thru access without making them to commit to minimum square foot of leasable space. Since they are required to lease more building space than their business model demands to get the drive-thru they do put indoor seating in it. Based on this a required parking number closer to "drive-thru only" seems appropriate. We are proposing 10

stalls per 1000 square foot of gross building area which frankly approximates 14/1000 (required per City Code) of the net building area (exclusive of food service areas, mechanical systems, and bathrooms).

4. BUILDING ELEVATIONS.

- Some additional vertical feature/detail shall be provided on the west elevation of the Lot 2 building to provide some architectural relief to the large expanse of blank wall.
- Additional horizontal, vertical and projecting features/details shall be provided on the west elevation of the Lot 4 building to provide architectural relief and shadow lines to the large, flat expanse of blank wall.
- Provide a proposed color palette for the exterior building materials.
- What is the material used at the top of the Nichiha panel inset on the Lot 3 and 4 buildings? Is it just a Nichiha panel of contrasting color or is it a different material?

RESPONSE – [from Jeff Schroeder, AIA] West side architectural features have been added to the buildings on Lot 2 and Lot 4. Colors are as shown on the colored elevations. The material at the top of the Nichiha panel inset, is also a Nichiha panel, of contrasting color.

5. MODIFICATION REQUESTS. Provide a narrative giving justification for each of the proposed modifications to the UDO listed on Sheets C1.0 and L1.0. **RESPONSE –see attached letter**

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

1. The typical pavement sections are not quite correct. Please see the Unified Development Ordinance (UDO) for specific information related to the pavement design requirements. In particular, flyash stabilized subgrade is needed in addition to the aggregate base course listed in the typical sections, or geogrid. **RESPONSE – detail has been updated**
2. The landscape plan appears to show trees directly on top of City utilities, including a water line near the east/west drive aisle, and the water main and sanitary sewer line along Victoria Dr. A minimum five (5) foot separation is required from a mature tree trunk, and the outside of any public water main or sanitary sewer line. **RESPONSE – landscape has been adjusted**

Traffic Review **Michael Park, City Traffic Engineer**

No Comments

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

<<editor note: there was no comment #1>>

2. Correct the occupancy classifications of the proposed building from an A3 to A2 (restaurant). **RESPONSE –this will be addressed during the building permit application process.**

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. **RESPONSE –this will be addressed during the building permit application process.**

Show the locations of the FDC on the buildings and the accessible hydrant within 100 feet.

RESPONSE –this will be addressed during the building permit application process.

4. 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. ***RESPONSE –this will be addressed during the building permit application process.***

If you have any questions or require further information please contact me at (816) 781-4200.

Sincerely,

Ronald L. Cowger, P.E.
Vice President

Encl.