



Via: Email
October 27, 2020

Dawn Bell
Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1242

Email: Dawn.Bell@cityofls.net

RE: Streets of West Pryor
Lots 1 and 2
Lee's Summit, MO

Dear Dawn:

The following is provided as a summary of our plan revisions in response to the Applicant's Letter dated October 12, 2020. The plan revisions are summarized as follows:

Electronic Plans for Resubmittal:

One set of the plans in pdf format have been uploaded to the portal. The resubmittal includes the following:

Excise Tax:

Understood, please provide calculated Excise Tax amount.

Notice Requirements:

Surrounding Property Owners: Please forward the list of required property owners within the 300 feet radius as required for the notices.

Notice Signs: Please advise when the signs are available and we will post and complete the affidavit.

Neighborhood Meetings: We understand that the requirement for neighborhood meetings has been suspended but we have been and will continue to meet with local neighborhood groups including Bent Tree and Summer Field.

Planning Review:

1. Consideration to flipping the lot 1 and 2 layouts. However, the developable building area of lot 2 is very limited due to Every easements and existing storm lines. The quality site door restaurant building will not fit within the developable area. In addition, proper management of the drive thru que will provide more than adequate que length to prevent backup of the drive thru que onto lot 1.
2. The parking table on sheet C3.0 has been revised to show a required parking count of 14/1,000 sf, 78 spaces required for lot 1 and 45 spaces required for lot 2.
3. Standard detail sheets were added as sheets C7.0 and C8.0.
4. Exterior lighting detail sheets are provided for Red Door and Shake Shack.



5. The landscape calculation between lots 1 and 2 has been corrected and now reflect landscaping shown on plan.
 - a. In addition, the parking lot screening calculations were added to sheet C-6 Landscape Plan
6. The roof top units for both lot 1 and lot 2 have been added to show that all units are screened using the building parapet walls.
7. Shake Shack has reconsidered their exterior wall design character and color scheme
 - a. Staff has indicated that metal panel is a conditional material and will require approval by the governing body. We are requesting approval by the Planning Commission and City Council of the metal panel proposed by Shake Shack
 - i. The Opaline White (OPW) metal siding proposed by Shake Shack is a state of the art building material manufactured by Atlas International. The material complies with industry standards for renewable building envelope technology and is composed of 24 gauge metallic coated steel. The material manufacturer provides a limited warranty on the material finish and assembly and therefore will provide quality building longevity. See attached material specifications.
 - ii. The material is consistent with current architectural design trends and depicts Shake Shack's modern approach to operation and customer service.
 - b. Staff had concerns regarding the amount of eifs on the north and west elevations previously submitted. In reconsidering their design character, Shake Shack has foregone the use of eifs and has replaced the material with a combination of black Cementing tile and velour black Cherokee Thin Brick.

Engineering Review:

No comments received.

Traffic Review:

1. The traffic memo prepared by McClure Engineering is included in the resubmittal. The traffic memo has been amended to address the following:
2. The intersection at Black Twig and Chipman does not meet warrant requirements for a signal.
3. The intersection of Black Twig and Lowenstein does not warrant an all-way stop.
4. An illustration showing the location of new has been added to the traffic memo.
5. An assessment of the impacted trip distribution is included to compare the 2018 Generated Trip Distribution to the Proposed Trip Distribution.

Fire Review:

2. Fire department connection locations have been added to sheet C4.0. Dimensions from fire hydrant to FDC have also been added to show less than 100 feet of separation.
3. The lots will be under separate ownership. A fire hydrant has been added for the lot 1 building. Each lot will provide a private fire hydrant.

List of Submitted Materials:

1. Civil Sheets C-1 thru C-6.
2. McClure Engineering traffic memo dated October 14, 2020 pages 1 thru 33.
3. Red Door Grill colored elevation sheets, building perspectives and material specifications pages 1 thru 15.
4. Shake Shack colored elevation sheets, building perspectives and material specifications pages 1 thru 10.



5. Shake Shack and Red Door exterior lighting specifications.

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington
Streets of West Pryor, LLC

cc: Drake Project File w/ 1 set enclosures