

Amendment to: Preliminary Development Plan Submittal

February 23, 2021

Lee's Summit Branch Library; Oldham Rd.

PL 2021024

Mid-Continent Public Library

NARRATIVE for REVISIONS TO PDP SUBMITTAL

A. REVISIONS AND RESUBMITTAL:

1. Refer to the comments by/from City Staff dated Feb. 8, 2021.
2. Refer to revised and resubmitted drawings/documents uploading to the City document portal.

B. PLANNING REVIEW COMMENTS: (per Shannon McGuire)

1. Parking Lot setback. Variance Request:
 - The original submission included a Request for Variance for 8 parking spaces encroaching into the 20 setback off of Oldham Rd, and included a diagram.
 - The parking lot adjacent to the south property line, and facing McClendon Dr. are clear of the setback. The Plat shows a 6' setback on the south, and the 10' utility easement.
 - This is based on belief that the drive lanes may encroach into the setback. If that is not the case then our Variance request would therefore also include the small portions of drive lane shown encroaching past the set back lines.
2. Light Pole Heights: the original submission include sheet E-102 showing location of site lighting, and included a fixture schedule which indicates the light poles are 25' high. There are no revisions to this sheet, but which is being resubmitted as part of the entire resubmission package, and we have circled the height for convenience.
3. Metal Cladding: the elevation drawings identify the portions of facades that are to be metal cladding. The resubmission includes these elevations with the amounts of metal cladding identified, and the % of metal cladding for each face of the building.
 - The justification for the metal cladding is a combination of architectural style, economic yet durable materials, and providing a fresh contemporary look for the Library. The two previous new Library buildings in Lee's Summit have been approved with similar materials and quantities. These materials are high grade architectural cladding, and should not be compared to common utility grade metal sidings typical of metal sheds, barns, or warehouses. See photos below of the two recent Libraries in Lee's Summit.



Metal Cladding and Perforated Metal Panels at Colbern Road Branch, currently under construction.



East Lee's Summit Branch Library; completed in early 2020; glass; metal cladding; and brick; similar materials are proposed for the Lee's Summit Branch.



Additional images of the East Lee's Summit Branch.

4. **Total Land Area of the Project:** the land area of the Library parcel and the Shopping Center property are indicated on the cover sheet, C-1.0, of the Civil drawings; the Civil drawings are revised and resubmitted, but also include this information on the same sheet.
5. **Parking Dimensions:** the resubmitted Civil drawings are revised to indicate proper parking stall and sidewalk dimensions. Parking stalls are 9.5' wide, wider than the city minimum of 9.0', per the Library's preference.
6. **Signs:** building mounted signs are in compliance with the UDO for height, and for area percentage of the total façade. The monument sign will also comply with UDO for height and area.

C. ENGINEERING, TRAFFIC, and FIRE DEPARTMENTS

1. Comments from these departments are addressed in the resubmitted and revised Civil Drawings.