

FREELAND and KAUFFMAN, INC.

ENGINEERS - LANDSCAPE ARCHITECTS

September 14, 2021

City of Lee's Summit

Development Services Department

220 SE Green

Lee's Summit, MO 64063

Phone: (816) 969-1200

Subject: Caliber Collision - Lee's Summit, MO
UDO Code Compliance Statement

Address: 710 SE 7th Terrace
Lee's Summit, MO 64063
Jackson County

The following document is a statement prepared for the City of Lee's Summit to address the concerns presented by the City during the review of the subject commercial development. The City of Lee's Summit has asked for confirmation that the four conditions shown below will be met for the proposed Caliber Collision development. Below are each condition, followed by a statement shown in blue addressing each presented concern:

1. All activities are conducted within a building or fully screened area;
 - a. All work to be performed by Caliber Collision will take place within the proposed enclosed building.
2. Outside storage is confined to the rear of the property and visually screened in accordance with the buffer standards of Article 2
 - a. A "Medium Impact Screening" provided via Landscaping along the northern portion of the property is provided for the Caliber Collision development. The specific landscape option of screening for the properties north of the site is Screen Type B, a mix of shade, ornamental, and evergreen trees, along with shrubs. Reference the Landscape Plan for additional information.
 - b. The properties located to the east and west of the site have a matching zoning designation to that of the Caliber property, and therefore do not require a screening buffer.
3. Do not generate noise, odors, or fumes that can be detected beyond the walls of the building in which the use is housed; and

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- a. Caliber Collision utilize a prepackaged paint booth system located in the proposed building's interior. This system contains its own ventilators and filtration system that meets all federal and state regulations, confining all odors/fumes to the building's interior.
- 4. Overhead doors are to remain closed to eliminate associated noise from such uses that are within 300 feet of any residential district or use. (Ventilation, exhaust and air circulation should be considered by the prospective business operator and/or owner when the enactment of this condition is present. Such use may require special fans, air conditioning, etc.).
 - a. Overhead doors located on the building are opened to navigate vehicles in and out of the shop. They will remain closed for all repair operations.

Any additional concerns pertaining to the Caliber Collision operations should be directed to Nick Fore, Development Manager @ (513) 505-2714 or Todd Burnet, Civil Engineer @ (864) 282-3039. Thank you.

Regards,

Blake Cox