

July 12, 2022

Scott Ready
Project Manager
220 SE Green Street
Lee's Summit, MO 64063

RE: Macadoodles, PL2022216, Commercial Preliminary Development Plan Review Comments

Scott Ready,

This memorandum is being offered in support of the City of Lee's Summit Plan Review Staff Comments for Macadoodles located at 1499 SW Market Street in Lee's Summit, MO. Please see responses to the City's comments, included below in red.

The **Planning Review** division has the following comments. Reviewed by Victoria Nelson, Long Range Planner.

1. Zoning. Please remove the proposed zoning text on C103.
 - a. **Removed.**
2. Build line. The original plat shows the build line to be 20' not 15'.
 - a. **The building line has been updated to 20-ft. Refer to sheet C103.**
3. Lot. Please label the lot number and dimensions.
 - a. **Lot number and dimensions have been added. Refer to sheet C102.**
4. Lighting. Are you planning on having any wall mounted lighting, if so please show the specifications for all wall mounted lighting.
 - a. **Wall mounted lighting can be found on sheet A200. See attached specifications as well.**
5. Elevations. Please label the elevation materials, to be sure it meets the list of approved materials. Refer to UDO Article 8 Site Design Standards.
 - a. **Materials can be found on sheet A200.**
6. Parking lot set back. Please label the parking lot setback.
 - a. **Refer to sheet C103.**
7. ADA signs. Please show the specifications for the ADA signs to ensure that they meet the 60" requirement.
 - a. **Refer to site plan key note 25 on sheet C103.**
8. ADA parking. Please show the width dimensions for the ADA parking.
 - a. **Refer to sheet C103.**
9. Drive through. The drive through lane has to be a minimum of 10' wide when you measure to the front of the curb. Please show it meeting the 10' requirement.
 - a. **Refer to sheet C103.**
10. Two-way drive aisle. The width of the two-way drive aisle south of the relocated row of parking doesn't meet the required minimum 24', excluding curb and gutter.
 - a. **Refer to sheet C103. Also refer to the modification request memorandum submitted along with this comment response letter.**

11. The impervious and open area square footage. The impervious and open area square footage and percentage figures should be based on the overall development, not just the project area. Please show the percentage for the overall area.
 - a. Updated. Refer to Site Data table on sheet C103.
12. (Blank Comment)
13. Site floor area ratio. Please remove the line item of 0.08. Please show the .19 FAR line item for the total building.
 - a. Updated. Refer to Site Data table on sheet C103.

The **Traffic Review** division has the following comments. Reviewed by Brad Cooley.

1. Site Plan: Site circulation could be problematic. The layout will create several conflict points with vehicles entering/exiting/navigating the site, entering/exiting the drive-thru, and vehicles backing out of parking stalls.
 - a. Drive-through has been modified for increased maneuvering capability. Refer to sheets C103 and C105.
2. Site Plan: The drive-thru lane appears too narrow. The turning movement provided shows a passenger car hitting the curb with a tire and building with the car. Will a full-size pickup be able to navigate through?
 - a. Drive-through has been modified for increased maneuvering capability. Refer to sheets C103 and C105.
3. TIS: The trip generation used in the report was estimated using the 10th edition. The 11th is the current edition with higher estimated trips for this use. Additionally, the building size does not match the plans (10,000 sf. vs 12,500sf.).
 - a. The civil plans and traffic impact study analysis have been updated to show the building size as 12,000 square feet. The traffic impact analysis has also been updated using the 11th edition of the ITE trip generation manual.
4. TIS: Sight distance was not considered but should be documented. The City's AMC requires confirmation that the site access provides sufficient clearances and does not need to be modified.
 - a. The report has been updated to include a discussion on sight distance at the existing intersections.
5. TIS: The intersection of Persels and Market does not meet the desired goal of the City's Level of Service Policy. However, this is acceptable due to the improvements recommended for striping, adequate storage, and alternative travel routes.
 - a. The additional 16 trips existing the site during the afternoon, as calculated using the 12,000 square footage for the site and with the higher 11th edition trip generation, push the northbound delay at Persels Road and Market Street to a LOS F by one second. The report still recommends the additional striping and expects that the northbound movement will operate better than the analysis shows due to alternate travel routes.

The **Engineering Review** division has the following comments. Reviewed by Loic Nguingiri.

1. Revise the sheet callouts, in the sheet index on the cover sheet (e.g. sheet C101, sheet C102).
 - a. Revised.

2. The address for the (sanitary and) water department is 1200 SE Hamblen Road, Lee's Summit MO 64081.
 - a. Revised.
3. The direct telephone number for the streets (and stormwater) department is (816) 969-1800.
 - a. Revised.
4. Include a note stating that "All construction shall follow the City of Lee's Summit's Design and Construction manual".
 - a. Note added to General Notes on sheet C101.
5. Include a note stating that "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
 - a. Note added to General Notes on sheet C101.
6. Add/show the two (2) existing public fire hydrants, on the site plan sheet.
 - a. Added. Refer to site plan key note 4 on sheet C103.
7. There appears to be a 3 - 4 feet discrepancy between the existing contour elevations shown within our map database and the ones shown on the grading plan sheet. Please field-verify existing contour elevations prior to the submittal of the FDP.
 - a. Existing contour elevations have been field-verified and updated. Refer to sheet C104.

The **Fire Review** division has the following comments. Reviewed by Jim Eden.

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
 - a. Acknowledged. Note added to general notes on sheet C103.

End of comments and responses.

Let me know if you have any questions or need anything further.

Thank you,

Carlie Aksamit, P.E.
Associate Engineer