

July 12, 2022

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

**RE: Macadoodles, PL2022216, Modification Request – Parking Lot**

Scott Ready,

This memorandum supports a parking lot modification request for Macadoodles located at 1499 SW Market Street in Lee's Summit, MO. The modification request is in regards to City of Lee's Summit UDO Article 8.620.E, Parking Lot Design, and Table 8-4 regarding a 24-ft wide access aisle dimensions for 90-degree parking. It has been indicated that this measurement shall be taken excluding curb and gutter.

For the proposed condition, the drive aisle measures just over 24-ft from the proposed parking stalls to the existing face of curb for the two existing entrance island areas. The aisle width meets the 24' in all other locations. It is requested to use the existing commercial building parking lot curb to allow for the measurement of the aisle width as this will be a drivable surface. If not allowed this will create a hardship as the project will grow in scale, as the entire southern portion of the parking lot would need to be re-constructed to be pushed out approximately 1.5-ft. Please refer to Exhibit 1 – Site Plan, attached, for parking lot dimensions.

In conclusion, this parking lot modification requests that the legacy of the existing parking lot allows the 24-wide access aisle dimension to be taken from the proposed parking lot stalls to the existing face of curb, rather than excluding curb and gutter from the dimension.

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

Thank you,



Carlie Aksamit, P.E.  
Associate Engineer

Enclosed: Exhibit 1 – Site Plan

Jul 11, 2022 - 5:10pm Plotted By: coxco G:\Shared drives\YCID - Land Development\Projects\2022\22KC10004 MacDoodles 1499 SW Market LSNQ\01 CIVIL\03-DWG\Sheet\Pop22KC10004 - SPTS - SITE PLAN.dwg Layout: SITE PLAN

CURRENT USE

CHURCH

PROPOSED USE

LIQUOR STORE  
(APPROVED IN CP-2 ZONING PER CITY OF LEE'S SUMMIT UDO SEC. 6.040 TABLE 6-1).

ZONING

CP-2 (PLANNED COMMUNITY COMMERCIAL)

SITE DATA

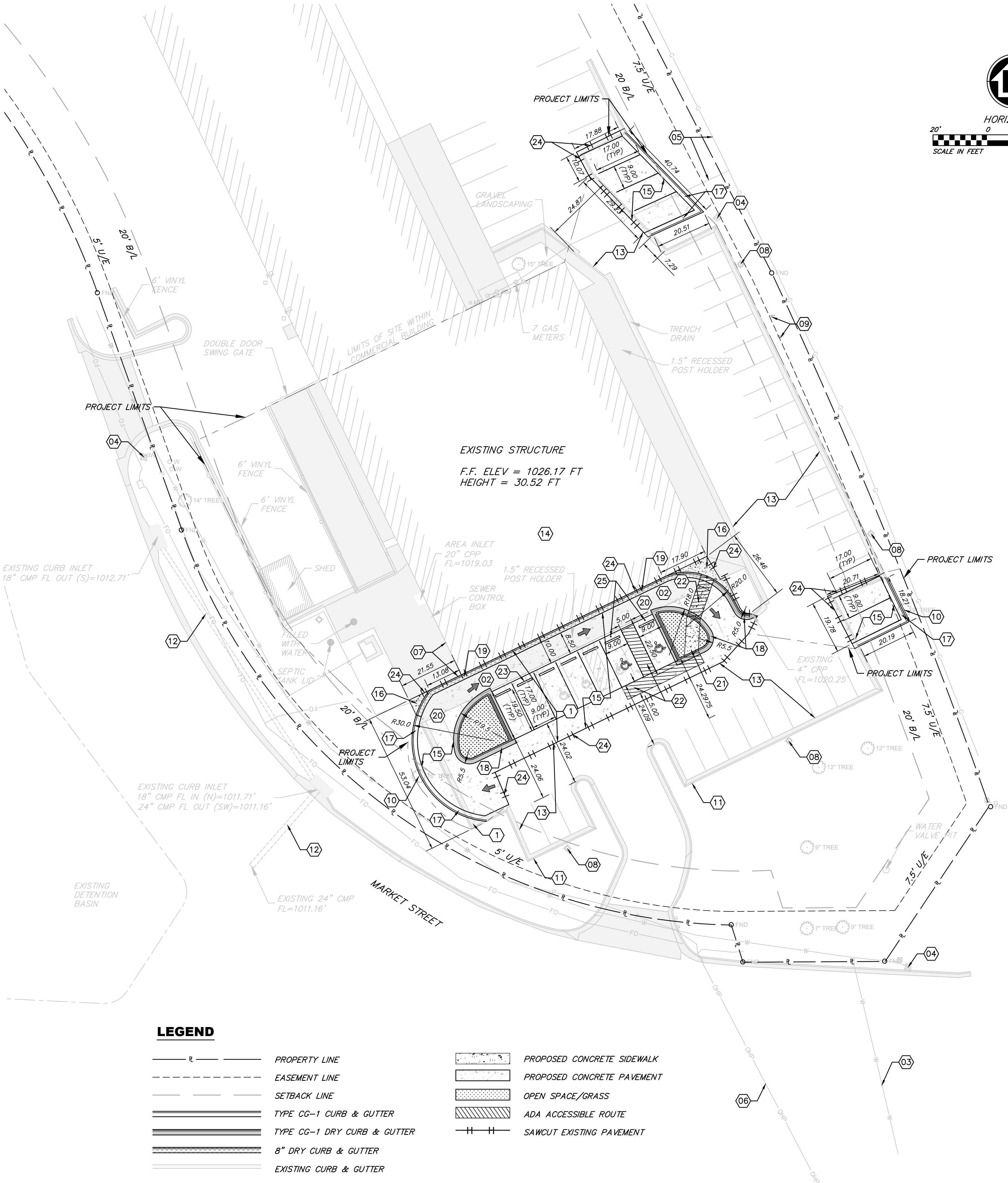
|                                                                                                                                                                                                                                                                                    |                                         |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------|
| PARCEL AREA: 157,955 S.F. (3.63 AC)                                                                                                                                                                                                                                                |                                         |                      |
| SITE AREA: 34,075 S.F. (0.78-AC)                                                                                                                                                                                                                                                   |                                         |                      |
| PARCEL                                                                                                                                                                                                                                                                             | EXISTING                                | PROPOSED             |
| IMPERVIOUS AREA:                                                                                                                                                                                                                                                                   | 108,834 S.F. (68.9%)                    | 109,846 S.F. (69.5%) |
| OPEN SPACE:                                                                                                                                                                                                                                                                        | 49,121 S.F. (31.1%)                     | 48,109 S.F. (30.5%)  |
| INCREASED IMPERVIOUS AREA                                                                                                                                                                                                                                                          | N/A                                     | 1,012 S.F. (+0.64%)  |
| BUILDING                                                                                                                                                                                                                                                                           |                                         |                      |
| TOTAL COMMERCIAL BUILDING AREA:                                                                                                                                                                                                                                                    | 30,000 S.F.                             | SAME AS EXISTING     |
| SITE BUILDING AREA:                                                                                                                                                                                                                                                                | 12,000 S.F.                             | SAME AS EXISTING     |
| HEIGHT:                                                                                                                                                                                                                                                                            | 30.52 FEET                              | SAME AS EXISTING     |
| TOTAL COMMERCIAL BUILDING FLOOR AREA RATIO:                                                                                                                                                                                                                                        | 0.19 FAR (MAX 0.55 FAR FOR CP-2 ZONING) |                      |
| PARKING                                                                                                                                                                                                                                                                            | SHOPPING CENTER*                        |                      |
| TOTAL STALL COUNT                                                                                                                                                                                                                                                                  | 150                                     | 150                  |
| ADA STALL COUNT                                                                                                                                                                                                                                                                    | 6 (1 VAN ACCESSIBLE)                    | 5 (1 VAN ACCESSIBLE) |
| *FOR SHOPPING CENTERS BETWEEN 25,000 S.F. AND 399,999 S.F., 5 PARKING STALLS ARE REQUIRED PER 1,000 S.F. OF GROSS FLOOR AREA. FOR A 150-STALL PARKING LOT, THE MINIMUM NUMBER OF ADA ACCESSIBLE STALLS IS FIVE (5) AND THE MINIMUM NUMBER OF ADA VAN-ACCESSIBLE STALLS IS ONE (1). |                                         |                      |

SITE PLAN KEY NOTES

- 01 EXISTING ASPHALTIC PAVEMENT TO BE REMOVED.
- 02 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 03 EXISTING WATER MAIN.
- 04 EXISTING FIRE HYDRANT.
- 05 EXISTING GAS LINE.
- 06 EXISTING OVERHEAD UTILITIES.
- 07 EXISTING CONCRETE PAVEMENT TO REMAIN. DO NOT DISTURB.
- 08 EXISTING LIGHT POLE.
- 09 EXISTING PARKING SIGNS TO BE REMOVED.
- 10 EXISTING TREE TO BE REMOVED.
- 11 EXISTING CURB CUT FOR DRAINAGE.
- 12 EXISTING STORM SEWER.
- 13 EXISTING ASPHALTIC PAVEMENT TO REMAIN.
- 14 EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR MODIFICATION DETAILS.
- 15 CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C201. REFER TO JOINTING DETAIL GEN-9 ON SHEET C202.
- 16 CONCRETE SIDEWALK, WIDTH VARIES.
- 17 STRAIGHT BACK CURB & GUTTER (TYPE CG-1) PER DETAIL GEN-4 ON SHEET C202.
- 18 STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) PER DETAIL GEN-4 ON SHEET C202.
- 19 8" STRAIGHT BACK DRY CURB & GUTTER PER DETAIL ON SHEET C201.
- 20 DRIVE-THROUGH LANE.
- 21 TYPE A ADA RAMP PER DETAIL GEN-3A ON SHEET C202.
- 22 ADA ACCESSIBLE ROUTE.
- 23 PARKING BLOCKS (TYP.) PER DETAIL ON SHEET C201.
- 24 SAWCUT EXISTING PAVEMENT.
- 25 ADA PARKING SIGN. SIGNS SHALL BE PLACED AT A HEIGHT AT LEAST 60" ABOVE THE GROUND SURFACE.

GENERAL NOTES

1. ALL EXISTING UTILITIES TO THE EXISTING BUILDING WILL BE USED IN PLACE. NO ADDITIONAL EXTERNAL UTILITIES ARE ANTICIPATED.
2. 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 OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



LEGEND

|  |                             |  |                            |
|--|-----------------------------|--|----------------------------|
|  | PROPERTY LINE               |  | PROPOSED CONCRETE SIDEWALK |
|  | EASEMENT LINE               |  | PROPOSED CONCRETE PAVEMENT |
|  | SETBACK LINE                |  | OPEN SPACE/GRASS           |
|  | TYPE CG-1 CURB & GUTTER     |  | ADA ACCESSIBLE ROUTE       |
|  | TYPE CG-1 DRY CURB & GUTTER |  | SAWCUT EXISTING PAVEMENT   |
|  | 8" DRY CURB & GUTTER        |  |                            |
|  | EXISTING CURB & GUTTER      |  |                            |

PRELIMINARY DEVELOPMENT PLAN  
MACADOODLES 1499 SW MARKET STREET

SITE PLAN

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER  
**C103**  
3 OF 7

| REVISIONS |             | DRAWING INFO. |               |
|-----------|-------------|---------------|---------------|
| NO.       | DESCRIPTION | BY            | DATE          |
|           |             | DRAWN BY:     | CMA           |
|           |             | CHECK BY:     | PJJ           |
|           |             | LICENSE NO.   | PE-2021027777 |
|           |             | DATE:         | 07/12/2022    |
|           |             | ISSUED FOR:   | PDP           |
|           |             | JOB NUMBER:   | 22KC10004     |

© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

**ANDERSON**  
**ENGINEERING**  
EMPLOYEE OWNED

**ANDERSON**  
**ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62