

July 26, 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 Hector Soto, Planning Division Manager.

1. **LIGHTING.** Please clarify the type of light fixture to be used with the gooseneck wall brackets. Is the floodlight fixture intended to be used on these brackets? If so, floodlight fixtures are allowed as accent lighting provided that they are directly shielded to eliminate glare to motorists and pedestrians.
 - a. Please refer to comment response item 1 from D A Group, Incorporated, also included with this submittal.
2. **ELEVATIONS.** A south and east building elevation was provided, but no west building elevation. Are no improvements of any kind proposed for the west elevation, including painting? If none, then no west elevation is required. If improvements, including painting, of the west elevation is proposed, then a west elevation shall be provided. Label the proposed colors for all exterior materials on the south, east, and west elevations. The south and east elevations call out the use of wood to infill window openings. Wood is not approved material for commercial development. Wood alternatives such as wood-look cement fiberboard or other cementitious material is allowed. A good composite could also be used, but not real wood.
 - a. Please refer to comment response item 2 from D A Group, Incorporated, also included with this submittal.
3. **PARKING LOT SETBACK.** Staff supports the modification request for the parking lot setback from the east and west property lines to accommodate the relocated parking spaces and widened curb boundary to accommodate the drive-through lane entrance. Staff will not support the request for the reduced drive-through lane width or the two-way drive aisle width. Staff will recommend that the south parking lot boundary be pushed further south to achieve enough width to accommodate the required 10' drive-through lane width and 24'-wide drive aisle width (exclusive of curb and gutter).
 - a. The parking lot setback modification support is acknowledged.
 - b. The 10-ft wide drive aisle will have a continuous and monolithic concrete pour, which was deemed acceptable by city staff.

- c. AE acknowledges staff's position to the 24-ft wide drive aisle width reduction. The design meets the intent of the city code and provides adequate 24-ft wide drive lane, and even so is only limited to a very small area. We will continue to seek a modification request to this standard due to the extremely limited space on the site and the hardships that would be encountered by pushing out the entire lot by 18-inches to increase the drive lane.

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

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets, and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of ceremony.
 - a. Acknowledged.
2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
 - a. Acknowledged.
3. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Fire Development Plan/Engineering Plans.
 - a. Acknowledged.
4. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.
 - a. Acknowledged.
5. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
 - a. Acknowledged.

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.

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

1. TIS: Persels is considered a two-lane road with turn lanes. Signal Warrant 3 is met for peak hour traffic. Due to the proximity of other turn signals, a median should be designed to improve the intersection of Persels and Market. Following the revised configuration, the TIS should be updated to reflect new trip distribution and LOS. This should be corrected prior to Public Hearing(s).
 - a. It is acknowledged that a median addition is prudent to Persels. The applicant will continue to work with City staff with the intention of creating a three-quarter access for the median design to allow adequate access to the site and surrounding businesses from M291. This design is will be vetted through the traffic study and coordinated with appropriate City staff.

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