



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: September 13, 2022

To: City of Kansas City, MO

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments  
PL2022296  
Market Street Center – Lot 2  
PEI #220695

## Planning Review

1. As proposed the rear canopy and loading dock are encroaching into the plated rear building line (labeled as a private D/E on the plans). The build line was established as a minimum setback required for the adjacent stormwater detention facility. Please adjust your proposed layout to meet the setback.

*Response: Per coordination call with the City, the rear build line will be revised to 20' across the entire south property line via a re-plat. The build line that bumps at to 42' at the SW corner of Lot 2 will be removed. The proposed development will pick up the Firestone stormwater discharge at the western property line and pipe the drainage directly to the detention basin. This eliminates the existing drainage swale and necessity for a build line wider than 20' along the rear property line.*

2. Please provide details for the proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted.

*Response: Request that the photometric plan be provided with the Final Development Plan application. This is consistent with the original PDP application and Final Development Plan for Lot 1.*

3. Metal may only be used only in an incidental role i.e., trim, architectural features, standing seam metal roofing or other architectural metal siding or roofing as approved by the Planning Commission and/or City Council. The proposed standing seam panels will require Council approval. Please provide additional details on the proposed material.

*Response: See attached manufacturer's product data on metal fascia.*

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4. In the building & lot data table you have the building listed as 5,000 sf. This inconsistent with the site plan and appears to be incorrect. Please check this and update the site data table as needed.

*Response: The building table has been updated accordingly.*

5. Please update the parking summary table to reflect the required parking to show 76 stalls required  $(15,200/1,000) * 5 = 76$

*Response: The parking summary table has been updated per the correct building square footage. Per the previously provided PDP, the proposed home improvement store shall provide 4 parking spaces per 1,000 SF in lieu of 5. This is consistent with the Lee's Summit UDO parking requirements for home improvement stores.*

6. Please label the proposed landscaping the show compliance with the acceptable plant sizes for landscaping, buffers and tree as required by UDO Sec. 8.750.

*Response: See the revised landscape plan.*

7. All trash enclosure shall be protected through the installation of four-inch bollards along the rear wall of the trash enclosure. Please update the plans to reflect this requirement.

*Response: Acknowledged. Bollards have been added to the enlarged site plan.*

8. You are showing a standard curb and gutter adjacent to the ADA parking stalls. As proposed the curbing type will block the accessible route.

*Response: Curb linework has been updated. Curb will be laid down across from of the ADA parking stalls and access aisle and transition to full height curb on each side. This will be further detailed with the Final Development Plan.*

9. ADA ramps are required for the pedestrian sidewalk leading the east side of the building.

*Response: Acknowledged. ADA ramps are shown on the enlarged site plan. This will be further detailed with the Final Development plan.*

10. Please acknowledge all accessible parking stall and routes shall comply with the requirements of the federal Americans with Disabilities Act.

*Response: Acknowledged.*

11. Please provide standard details for the proposed curbing and pavement sections.

*Response: Standard curb and pavement details added which meet minimum requirements.*

12. Please label the height and width of all proposed wall signs.

*Response: Dimensions have been added to the proposed signs on the exterior building elevations.*

13. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. Please increase the height of the parapet wall around the perimeter to meet this requirement.

*Response: Perimeter parapets have been raised to conceal RTU's. See revised building elevations.*

14. Will there be any wall mounted mechanical equipment? All wall-mounted mechanical equipment, except air conditioning equipment (e.g., window AC units), that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and color of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building.

*Response: No wall mounted mechanical equipment is proposed.*

15. Will there be any ground mounted mechanical equipment? All ground-mounted mechanical equipment shall be screened from view by landscaping or by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened.

*Response: No ground mounted mechanical equipment is proposed.*

16. All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. Such screening shall be adequate to completely screen such facilities from all rights-of-way.

*Response: Acknowledged. A ground mounted transformer will be included. Location to be determined at the time of Final Development Plan and will be coordinated with Evergy. Screening will be provided per Lee's Summit requirements with landscaping. More details will be included with the Final Development Plan.*

17. Outside storage areas and loading docks.

- a. All storage areas, service areas, and loading docks not screened by an intervening building shall be screened from view from any public street right-of-way. In addition, storage and loading areas must be screened from view from any adjoining property when that property requires a buffer as identified in Table 14.1, Buffer/Screen Impact. On property zoned or used industrial, all outside storage areas that are adjacent to nonindustrial zoned property must also be screened from view.
- b. An opaque screen consisting of one or a combination of the following shall be used:
  - i. Freestanding walls, wing walls, or fences;
  - ii. Earthen berms in conjunction with trees and other landscaping; or
  - iii. Landscaping, that must be opaque and eight feet in height within 18 months of planting.

- c. Screening shall be a minimum height of eight feet to screen truck berths, loading docks, areas designated for permanent parking or storage of heavy vehicles and equipment or materials.
- d. Screening shall be long enough to screen the maximum size trailer that can be accommodated on site. Sites that can accommodate a full size tractor-trailer shall provide a 48-foot wing wall, where wing walls are used.

*Response: Acknowledged. Additional evergreens have been added along the east side of the storage area at the southeast corner of the parking lot to ensure that the storage area and dock area are screened from public view per UDO requirements.*

18. All shopping carts shall be stored inside the building they serve. Shopping cart corrals shall be made of a material suitable for withstanding weathering and rusting. Plastic corrals are prohibited. Where will the shopping carts be stored?

*Response: All shopping carts will be stored inside the building.*

19. All sides of a building shall be architecturally finished with equal levels of materials and detailing. Blank walls void of architectural details or other variation are prohibited. Please incorporate additional materials on the south, east and west elevations.

*Response: The following materials have been added to the south west and east walls:*

- *Add a 1'-6" EIFS cornice on the top of the parapet walls west, east and south elevations*
- *Keep the EIFS additions on the east and west walls*
- *Add pattern in the CMU walls by taking areas and changing the color, all four elevations*

20. At least 25 percent of all walls facing a public street shall contain windows or doorways.

*Response: The owner is requesting a variance to this item to allow the following percentage of glass on the north elevation – 15% glass of the exterior wall area that is below the covered walk. A letter of request is attached.*

21. Please acknowledge the mandatory minimum development requirements of Section 5.510 C are being met.

*Response: Comment is acknowledged, refer to revised building elevations that show the overall design of the building, and the site and landscape plan for design of the site.*

22. New buildings shall incorporate a minimum of three of the following features:

- Solar (passive or active), wind or geothermal renewable energy systems;
- Energy-efficient materials, including recycled materials that meet the requirements of this Code, building will use EIFS, low-E glass, TPO roofing for solar reflectance, and LED lighting
- Materials that are produced from renewable resources;
- A green roof, such as a vegetated roof, or a cool roof; TPO cool white roof will be used

- Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;
- A greywater recycling system;
- Electrical vehicle charging station;
- Xeriscape or water-conserving landscape materials;
- Drip irrigation system for landscaped areas; Drip irrigation is planned on landscape beds.
- Shared parking; with Lot 1
- Shade structures, covered parking, or shaded walkways.

*Response: The above highlighted features are incorporated in the project.*

23. Please provide more detail in the vicinity map (major streets/highways).

*Response: More detail has been added to the vicinity map.*

## Engineering Review

1. Please refer to the recorded plat for Market Street Center, and make corrections to the items such as drainage easements shown. The Preliminary Development Plan does not match the recorded plat. In particular, there are issues with the building line on the south part of the lot, and the plan shows this to be a drainage easement, which it is not.

*Response: The easements and setbacks have been updated to match the recorded plat.*

2. Please be aware of easements shown on the plat to be vacated. This shall be required prior to formal approval of any Final Development Plan.

*Response: The easements have been previously vacated. They have been removed from the plans to avoid confusion.*

## Traffic Review

1. Firestone to the west-southwest was required to provide an access point to the subject property. Connection between the two lots internally will provide better traffic flow between businesses, off of the public roadway.

*Response: Per coordination with the City of Lee's Summit, the connection between the proposed development and Firestone is no longer required.*

## Fire Review

2. Required IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Action required- A Hazardous Materials Permit is required for propane exchange and filling.

*Response: Comment is acknowledged. A hazardous materials permit will be forthcoming, prior to building permit submittal.*