

September 13, 2022

Mr. Scott Ready, Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64043

Re: PDP, Market Street Center – Lot 2  
3511 SW Market Street, Lee's Summit, MO 64082  
Request for Variance to Glass Percentage

Dear Scott,

We are asking the city to consider and grant a variance to the city's requirement for 25% of glass in the façade facing a primary street, which in the case of Westlake Ace Hardware is the North Elevation.

The reason we are requesting a variance is because the use and function of the building does not require additional glass than what is shown at the main entrance. The interior function and layout of the retail merchandise has wall shelving that goes around the entire perimeter of the interior sales area and only stops at the front glass area. This maximizes their retail sales display area. The deep front canopy extends the entire length of the main façade, and with possibility of seasonal storage under the canopy reduces the effect additional glass would have.

To help define and detail the primary façade further, we propose to use the CMU wall material with additional pattern and color to accentuate areas on the façade. Please refer to the elevations. We think this is an attractive solution, in keeping with how other buildings in the area, including Walmart, accommodate pattern and detail in the facades without the use of glass.

Thank you for your consideration of our request, and our recommendation on how we can additionally treat the primary façade with pattern, detail and color without the extensive use of glass.

Sincerely,



Davidson Architecture and Engineering  
Powell Minnis  
Senior Architect

