



April 15, 2023

Ms. Diana Johnson, Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Summit Orchard Lot 4E-2 FDP (City Application # PL2023035)
Lee's Summit, Missouri

Dear Ms. Johnson;

This letter is in response to your comments dated March 29, 2023. Below are your comments, followed by our response (in red).

Planning Review

Hector Soto Jr.

Planning Division Manager

Corrections (816) 969-1238

1. LANDSCAPE PLAN.

- The landscaping plan shows the building on Lot 4E-2A as a future building site that will be seeded in the interim. There is no indication on any other plan that development is only limited to the smaller building site on 4E-2B. Please clarify.

RESPONSE: Lot 4E-2A is a shell building that will be built at the same time or near the same time as the Lot 4E-2B building.

- The minimum height for evergreen trees shall be 8' at the time of planting. The plat schedule shows 6' junipers. Revise.

- The calculations for the required open yard trees on both lots are in addition to the calculation for street frontage landscaping. You cannot double-count street frontage landscaping to also serve open yard landscaping requirements.

- No street tree, street shrub or parking lot screening calculations are provided for the frontage along NW Donovan Rd.

RESPONSE: RLA states revisions have been addressed

2. PHOTOMETRIC PLAN.

To comply with the maximum allowable fixture mounting height under UDO Section 8.250.D.2, the three light pole fixtures closest to the NW Donovan Rd frontage of Lot 4E-2B shall not exceed 15'. These three fixtures sit within the 100' perimeter area from the apartments to the east and therefore cannot be mounted at the listed 20'.

RESPONSE: Premier Lighting & Controls has revised the photometric plan to meet the UDO.

If you have any questions or require further information, please contact me at (816) 781-4200.

Sincerely,

Ronald L. Cowger, P.E.
Vice President

Encl.

cc: Tim Harris