

CITY COMMENTS RESPONSE LETTER

August 28th, 2023

RE: Lee's Summit Flex Spaces
Special Use Permit/Preliminary Development Plan
60 SE Thompson Dr
Lee's Summit, MO 64081
NW 1/4, SECTION S17, TOWNSHIP 47N, RANGE 31W

Dear Mr. Scott Ready,

Below are the responses to the city comments addressing the Lee's Summit Flex Spaces Special Use Permit submittal made on July 14th, 2023. These are being resubmitted with the request for a Preliminary Development Plan in order to request the required administrative changes requested in the comment response. Application has been previously sent.

PLANNING REVIEW

1. TIME PERIOD. What is the requested time period for the special use permit? For new construction projects, the City Council has historically granted time periods ranging from 10 to 20 years. **We are requesting 25 years to correspond with the term of our financing.**
2. RIGHT-OF-WAY. Label the SE Decker St. and SE Thompson Dr. right-of-way widths. **ROW Widths have been labeled on Sheet C003 – Site Plan.**
3. SIDEWALKS. 5' sidewalks shall be provided along both street frontages. **Per our conversation with city staff, it is understood that a sidewalk is not required along the frontages of SE Thompson Dr. and SE Decker St. Our intention is to not install a sidewalk at this time.**
4. BUILDING LINES. Label the platted 20' building lines along both street frontages. **20' building lines have been labeled on Sheet C003 – Site Plan.**
5. SUMMARY TABLE. For ease of reference, also express the Impervious Area data in percentage. **The summary table has been updated to include percentage impervious area on Sheet C003 – Site Plan.**
6. ADA PARKING SPACE. Add a note indicating that the ADA parking sign shall be mounted a minimum 5' above finished grade. **This note has been added as Key Note 1 on Sheet C003 – Site Plan.**
7. PARKING LAYOUT. What consideration has been given from a parking perspective if

the flex spaces are used to be officed out of as reference in the use narrative and thus require the need for more than the single parallel space in front of each individual unit? It appears that there is sufficient room to provide two striped perpendicular spaces in front of each unit and still allow for a minim 20'-wide travel lane to satisfy fire access requirements. Additional input from the Fire Department will be needed to confirm the required travel lane width. The Site Plan has been updated to show two (2) 90-degree parking spaces for every 25'x40' unit and four (4) 90-degree parking spaces for every 50'x40' unit (+1 additional space on South building). This results in forty-nine (49) 90-degree parking stalls with a 22' wide travel lane, and an additional ADA stall resulting in fifty (50) total parking stalls. These changes have been made on Sheets C003 – C005 & L001. Please note we have updated the project narrative and included that in this resubmittal to reflect the change in floor plan.

8. LIGHTING. Add a note that exterior light fixtures shall comply with the lighting standards under UDO Article 8. This note has been added as General Note 7 on Sheet C003 – Site Plan.
9. TRASH ENCLOSURE. Add a note stating that the trash enclosure shall be constructed in accordance with the requirements of UDO Section 8.180.G. This note has been added as General Note 8 on Sheet C003 – Site Plan. Developer would like to request a possible alternate utilizing an exterior material of composite wood-look material as a potential alternate (like Douglas Corner project) for the trash enclosure.

10. BUILDING ELEVATIONS

- a. To satisfy the requirements for four-sided architecture, extend the use of contrasting materials, colors and textures onto all sides of the proposed buildings. Flex Spaces Lee's Summit and its ownership prides itself on creating aesthetically compelling projects. This project will be no different. Please note below the architectural items that can be found on all four sides of this project (some on every side):
 - Architectural black corrugated metal panel as main backdrop on every façade
 - Decorative large overhead doors with glass
 - Glazing on nearly every elevation
 - Composite wood accent
 - Steel eyebrows added to provide dimensional interest in specific areas at the City's request
 - Walk doors
 - Accented downspouts

Between all the aforementioned items, we feel this project meets the City's intent of "four sided" architecture.

The North elevation of Building B is screened by existing trees and other vegetation at the property line. Due to near zero visibility to this elevation (adjacent building also blocks the view), developer is requesting metal panel be used only on that elevation.

- b. To satisfy the requirement for horizontal and vertical breaks, provide projections and offsets in order to provide visual interest and architectural relief to break up the long expanse of flat walls. Metal canopy/awnings have been added to the west elevation of Building B and the south elevation of Building A. Glass has also

been added to the south elevation of Building A

- c. Provide a percentage breakdown for the materials used on each of the building facades. A percentage breakdown for the materials has been included for all street facing elevations.
 - d. The subject site is not located in one of the city's specified metal building areas. As such, the use of metal is limited to that of an incidental role (i.e., trim, standing seam metal roof, etc.). The list of approved exterior building materials for use on the proposed buildings are found under UDO Section 8.170. Fronts of all buildings facing a street shall incorporate a minimum 50% of materials from the approved material list. The sides and the remaining 50% of the front may utilize pre-engineering and pre-finished rough texture metal panel systems. 50% of all street facing elevations are composed of composite wood and glass. The remaining 50% is a pre-engineered, pre-finished corrugated metal panel.
 - e. The proposed corrugated steel siding and wood composite material are not listed under the approved materials list, but may be approved by the City Council as a conditional material at its discretion. If the applicant intends to pursue use of both materials, manufacturer specifications shall be provided for the proposed materials for review. Staff may or may not support the use of one or both materials as proposed. Manufacturer specifications have been provided for the composite wood material and corrugated steel siding products in the material legend on A201 and A202.
 - f. Provide color elevations of all four building sides to better present and convey the aesthetic of the proposed buildings. Colored renderings have been provided for all sides of both buildings.
11. MECHANICAL EQUIPMENT. With the possibility of the units being used in part as office space, how will the presence and screening of HVAC equipment be addressed. Mechanical equipment is required to be fully screened from view. RTUs are required to be screened on all four sides via parapet walls at least equal to the height of the units being screened. Ground-mounted equipment shall be full screened from view using masonry walls or evergreen landscaping at least equal to the height of the units at the time of installation. Developers intent is to ground mount HVAC units. These will be screened with landscaping.
12. SECURED ACCESS. Clarify what means will be used to secure the facility, if any. It appears that gates might be proposed at the entrance and exit, but this isn't made clear. Will any fencing be installed? Provide a detail of any proposed gate and fence for review. As of right now, this site will make use of both fencing and gate secured access. These changes have been updated on Sheet C003 – Site Plan. Details of the fence and gate are provided on Sheets C007 and C008 – Fence and Gate Details. If costs become an issue, developer will just use security cameras and no gates and fencing to secure this facility.
13. USE NARRATIVE. Please provide additional operational information for the proposed use such as: hours of operation; secured/non-secured access; any on-site management and/or maintenance personnel, etc. Information regarding hours of operation, secured access, and on-site management/maintenance personnel has been updated in the Narrative to be submitted with this response letter.

ENGINEERING REVIEW – NO COMMENTS

TRAFFIC REVIEW

1. Sidewalks are required along both Decker and Thompson. Per our conversation with city staff, it is understood that a sidewalk is not required along the frontages of SE Thompson Dr. and SE Decker St. Our intention is to not install a sidewalk at this time.

FIRE REVIEW

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. The use of the building may require additional fire protection or rated separation i.e., automotive repair, storage of trucks/vehicle greater than 10,000-pounds, and or 16 passengers, and cabinet shops.
- IFC 503.1.1 – Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45270 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. The distance to the back of the north building exceeds 150'. Provide additional fire access or provide an automatic sprinkler system. The owner has agreed to provide an automatic sprinkler system. This note has been added General Note 9 on Sheet C003 – Site Plan.
2. IFC 507.5.1 – Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Provide a hydrant plan. Proposed fire hydrants have been updated on Sheet C003 – Site Plan.

Please feel free to contact me with any questions or concerns regarding the responses to the city's comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick J. Joyce". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates