



MEMO

DATE: August 28, 2023

TO: Nikia Chapman-Freiberger
City of Lee's Summit, Missouri

FROM: Chaz Prunte, AIA
Project Manager

SUBJECT: Response to Comments for
Downtown Market Plaza Project
Lee's Summit, Missouri

COPIES TO: 18225R21006

Please find attached Olsson Studio's response to comments dated August 14, 2023, and accompanying documents.

Thank you.

RCP/bb

August 28th, 2023

City of Lee's Summit, Missouri
Attn: Nikia Chapman-Freiberger
220 SE Green Street
Lee's Summit, MO 64063

RE: Lee's Summit Downtown Market – PDP

We are responding to your comments dated August 14th, 2023, and are submitting with this letter revised plans and other required documents. Please find the original comments copied from marked up pdf plans below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,
Korey Schulz

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player, and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- Mail Notices. The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard.
- File Affidavit. An affidavit must be filed with the Planning and Codes Administration Department prior to the public hearing certifying the notices

have been sent. Provide a list of the property owners notified and a copy of the sent notice.

Lane4 Property Group will coordinate with the city on notifications.

2. Notice Signs.

- Post Sign. The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- Maintain Sign. The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

Lane4 Property Group will coordinate with the city on notifications.

3. Neighborhood Meeting. One neighborhood meeting is required for each application, which must occur within the initial 10-day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant.

- Timing and location: Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- Notification: Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- Notes: The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Lane4 Property Group conducted neighborhood meeting on August 23, 2023.

Planning Review

1. The boundaries of the PDP and Rezoning should include the pad sites.
Rezoning boundary has been updated to include the pad sites.

2. Rezoning Map – On a separate sheet please provide a rezoning map showing the following:
 1. Boundaries of the property to be rezoned. This area should include Pad Sites 1-3, farmer's market & Green St.)
 2. Legal Description
 3. Existing and proposed zoning districts of the property to be rezoned.
 4. Zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned.

Rezoning Plan L002 has been added with the requested information.

3. Oil & Gas Wells – Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present, please add a note to the cover sheet stating so and cite your source of information. Please see <https://dnr.mo.gov/land-geology/geology/oil-gas-resources> for oil and gas well information.

DNR.MO does not list any oil or gas wells on this property.

4. Sheet L101 – Please remove TNZ from the existing zoning in the development data table. The TNZ area is not within the boundaries of this application.

Reference has been removed.

5. Sheet L101 – In the development data table please add the following information:

1. total floor area
2. Total land area in acres & sq. ft.
3. Land area for each lot/pad site
4. FAR

Information is shown on L102.

6. Acceptable plant material – The UDO requires deciduous trees to be a 3" caliper and evergreen trees to 8' tall be at the time of planting. We will seek a modification to reduce this requirement to 2.5" for deciduous trees shade trees, 2.0" for ornamental trees and 6' for evergreen. Please update sheet L400 (landscaping plan) accordingly.

Changed to 2.5" minimum caliper on L400.

7. Parking dimensions - Where head of the parking space abuts a six-foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced by two feet to allow for vehicle overhang. The parking stall in the ally adjacent to the farmer's market can be reduced to 17" deep. This is not a requirement, just a suggestion to help with added alley width.

Olsson acknowledges this comment.

8. Parking dimensions – The parking stalls in the ally across from pad Site 3 are labeled as 10' wide. These can be reduced to 9' wide. This may help accommodate an additional stall or two. Again, this is not a requirement, just a suggestion.

Olsson acknowledges this comment.

9. Parking dimensions – Parallel parking space dimensions shall not be less than nine feet wide by 23 feet long. Along Green St the parking stalls are labeled as being 8' 6" wide. There seems to be room in the adjacent sidewalk to widen the stalls to meet the UDO. If not, we may discuss seeking a modification. Are the existing stalls currently 8'-6"?

Existing parallel parking on Green Street and on 3rd street is approximately 7'-6" wide. We are showing 8'-6" Wide x 24'-0" Long stalls.

10. Accessible Parking Spaces – Are any new accessible parking stalls being proposed?
Additional accessible parking spaces will be addressed with the future street improvements phase along 3rd Street.
11. Please provide additional details on what is being proposed for the wickets and the other amenities in the courtyard area. These don't have to be the final product but can be general representation of what is intended to be there. On the site plan please also label the general areas of the courtyard amenities, (public art, wickets, seating, play area etc.)
The wickets are structures that will support temporary artworks. The wickets will be shown in more detail as the art program is more finalized in the Final Development Plans. Artworks will be procured with future call for artists that will be organized through the city. The play area does not have a vendor or final equipment at the current time. This will be determined in the Final Development Plans.
12. Building Elevations – A modification will be required for the fiber cement panels on the 2nd floor of the farmer's market building.
Modification letter submitted.
13. Building Elevations – Please provide additional details on the proposed architectural perforated back lit rainscreen proposed on the front of the farmer's market building.
Additional details provided.
14. Building Elevations – Please provide more details on the proposed extruded aluminum – light cherry wood grain wall material proposed on the farmer's market entry way. Is this a wood look metal panel? Can you provide a sample?
Additional details provided and physical sample sent to City. Yes, this is a wood look product but with less maintenance than wood.
15. Building Elevations – The signage is labeled as internally illuminated channel letters. Internal illumination is not allowed in the CBD. Please remove this label from the plan sheets.
Internal illumination has been removed.

Engineering Review

1. Sheet L001:
 1. Revise the Stormwater utility contact to Lee's Summit Public Works. A specific contact name is not required.
 2. Revise the Sanitary Sewer and Water contact information to reference Lee's Summit Water Utilities.**Contact information has been updated on L001.**
2. Sheet L200:
 1. Include pavement sections on this sheet or elsewhere within the plans.

2. Label type of pavement and curb & gutter.
3. Adjust the curbs so that low-profile vehicles don't strike the curb at the ally & 3rd and ally & drive along pad site.

City standard concrete pedestrian walk and a standard concrete vehicular drive section has been added to L200 & C100.

3. Consider mountable curbs in these areas.
 1. Include sidewalk along the Johnson St. frontage.
 2. Show all ADA ramps.
 3. Are there any footings or structural components within public utility easements?
- Johnson Street is not part of the public improvements to be included in this submittal. Separate Johnson Street improvement plans will be submitted. ADA ramps have been added to the plans. Footing and Structural components have not been placed within public utility easements.***
4. Sheet C100:
 1. Remove the hatching from the pad sites so existing contours are visible.
 2. Include top and bottom wall elevations.
 3. It appears that the grading will route drainage through the playground, across walkways, and toward the market building. Is that the intent? Please address and see additional stormwater comments below.

Hatching has been removed from the pad sites. The heights of the walls have been added to C100. Stormwater will be collected via a series of drains as necessary, be it slot drains or other inlets yet to be fully designed. The area north of the playground is to be the proposed low spot that flows should ultimately enter into.

5. Sheet C200:
 1. Clarify which utilities are included in this plan set and which are by others.
 2. Better delineate existing vs proposed utilities.
 3. Where is the outlet control structure located?

Utilities have been labeled in more detail to ascertain public vs private, along with existing vs. proposed. The circular junction box at the north end of the private line before it discharges into the box is to be the outlet control. The exact location and design of the underground detention system is still under design.
6. Sheet C201: This sheet is not required in the PDP plan set.
C201 has been removed from the PDP.
7. Sheet L400:
 1. Show public easements. Note that only ornamental tree varieties are allowed within these easements. Please verify.
 2. Include landscaping around intersections, as well as throughout the site.

Easement and utility locations have been updated to align to tree locations. Canopy trees are being utilized within and alongside the wickets area. A few of these trees are currently positioned along the edge of the easement with some of the root ball within the easement. We will work with staff to select a tree variety with rooting characteristics that that would meet approval in the Final Development Plan

8. Stormwater:
 1. Please submit a Preliminary Stormwater Report. This should be a stand-alone report specific to this overall PDP, not the same report as used for the public box culvert project.
 2. Include a drainage area map.
 3. As shown, it isn't clear how the site included in this PDP will drain. A full design of the storm sewer system isn't required with the PDP, but a general overview is necessary. Once the stormwater report is submitted and existing contours uncovered, a full evaluation of the site drainage plan will be done.

A stand-alone stormwater PDP report will be added to this resubmittal. Included in the storm report will be a drainage area map and further detailing of how the site is to drain.

Traffic Review

1. Entered comments on Bluebeam session for both plans and traffic study.

Traffic comments are being reviewed and we are working with staff on direction. We have begun work to implementing the phase 2 portion of the study.
2. Additional comments may follow.

Olsson acknowledges this comment.

Fire Review

1. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The fire lane width is the drivable surface and is not measured from back of curb. Make corrections where needed. Where the vertical distance between the grade plane and the highest roof surface exceeds 30' (105.1) the minimum width shall be 26 feet.

Action required-The lane along the south side of the Farmer's Market needs to reconfigure to provide adequate width without impeding egress from the building. The fire lane east of the Farmers Market should be designed for access to future multi-story structures along Johnson.

Current site design adjacent to the Farmers Market does not allow for a larger roadway. Current road width allows 20'-0" Wide drivable surface. The drive between the stage and pad site 3 is currently designed at a drivable 24'-0" width. The current design reflects our understanding that fire access is achievable on 3 sides of the building and a fire lane is not required in this location. We have revised this drive removing the designation as a fire lane yet still be drivable access at the current width shown.

2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with

UL 1037 and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- Knox access locks shall be provided on the gates behind the Farmer's Market.

This locking mechanism will be provided during Final Development Plans.

3. 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.

Olsson and GLMV acknowledge this.

4. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings, or combustible roof eave lines.

Action required- Where will the dumpster/dumpster enclosure be located?

At this time, the dumpsters are in the areas marked service on the plans. A more centralized dumpster strategy is proposed to be studied in the Final Development Plans. Labels have been added to the plans.



August 28, 2023

via e-mail

Mr. Shannon McGuire
City of Lee's Summit Planning Department
220 SE Green Street
Lee's Summit, MO 64063

Re: Downtown Market Plaza Project
Lee's Summit, Missouri

Dear Shannon:

I am writing to request a modification to Article 7. Design Standards, under Section J. Building Materials and Color, to allow for the use of fiber cement siding as a building material. Fiber cement is a durable, versatile, and eco-friendly building material that has been widely used in many parts of the world. It is made from a combination of cement, sand, and cellulose fibers, and can be used for a variety of building applications, including cladding, siding, and roofing. There are many benefits to using fiber cement as a building material, including its high durability, resistance to fire, and low maintenance requirements. It is also a sustainable option, as it is made from recycled materials and has a low carbon footprint compared to other building materials.

The current Design Standard allows for the use of fiber cement siding in limited percentages or accent materials. The fiber cement siding as shown on our Preliminary Development Plan (PDP) elevations represents 3.5 percent of the overall exterior materials. I believe that approving this modification to allow for the use of fiber cement siding would be within the spirit of the current Design Standards as written.

I would appreciate the opportunity to provide any additional information or documentation that may be required. I look forward to your response.

Sincerely,

GLMV Architecture

Chaz Prunte, AIA
Project Manager

RCP/am

c: 18225R21006