

CITY COMMENTS RESPONSE LETTER

September 12th, 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. These comments reflect responses to both the SUP letter and the PDP applicant letter sent September 11, 2023. Since the bulk of the comments are the same this response is intended to cover both letters where applicable.

PLANNING REVIEW

1. Building Elevations Comment – From conversation with City Staff on 9/12/23, it is understood that if we provide additional notations on the landscape plan and provide additional photo's of the vegetation behind the north elevation that staff could support the modification to the north elevation. These notations have been added to the landscape plan and photo's will be sent uploaded as well.
2. Sidewalks Comment – This is understood a sidewalk can be added to the plans upon successful approval of the PDP.
3. Lighting – Lighting will be provided per UDO requirements.
4. Trash Enclosure Pad – A concrete pad and approach 30 feet in length will be provided per comment.
5. Drive Aisle Width – The drive aisle width of 22' has been shown on the plans. This drive aisle is proposed to be one way.
6. Application Fee – The application fee will be paid prior to advancement.

ENGINEERING REVIEW

1. Fence Comment – Fence shall be moved completely out of stream buffer per comment.
2. Pavement Section Comment – Pavement section has been shown on the plans.
3. Watermain/Fire Tap comment – The plan will be revised to show only one sleeve across Decker per the comment (see sheet C-005).
4. Existing Utility Line Size comment – The size of the existing utilities has been shown where known.
5. Waterline Connection Point Comment – Waterline connection point has been extended south per comment.
6. Detention Basin Discharge Comment – The detention basin will discharge into the existing creek to the west via a concrete flared end section and appropriately sized riprap scour pad.
7. Sanitary sewer service to the south building has been shown connecting into the North Building on the Utility Plan.

TRAFFIC REVIEW

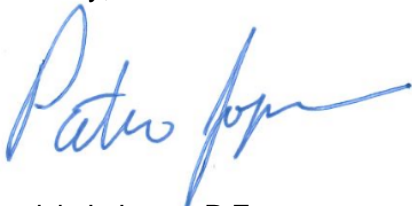
1. Sidewalk comment – This is understood.

FIRE REVIEW

1. Knox Box Comment- A knox box key switch will be provided on all gates.
2. Fire Department Connection – This is understood.

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".

Patrick J. Joyce, P.E.

Sr. Project Manager, Kimley-Horn & Associates

Kimley»Horn