

GBC DESIGN, INC.

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September 20, 2023

Lee's Summit Missouri
Development Services
220 SE Green Street
Lee's Summit, MO 64063

Attention: Hector Soto Jr.
Senior Planner

Susan Nelson, P.E.
Senior Staff Engineer

Subject: **Application Number PL2023221**
Chick-fil-A #2859 Summit Fair
GBC Project No. 43215R

Dear Hector and Susan,

The following is regarding your comment letter dated September 8, 2023, for the above subject.

Planning Review:

1. DIMENSIONS. Dimension the setback of the expanded drive-through lane pavement areas from the adjacent north and east property lines. City ordinance requires a minimum 20' setback from parking lot and drive aisle areas to the public right-of-way. Provide a written narrative providing justification for the reduction in the required setback from the adjacent NW Blue Pkwy right-of-way. This was previously discussed with staff as part of the pre-application process, but City ordinance requires that a written narrative be provided.

GBC Response: The requested dimensions have been added to Sheet C-200 as requested.

2. PARKING STUDY. Staff is in receipt of the parking study conducted for the subject site and has no comment on the information provided. For comparison purposes, does Chik-fil-A have a corporate minimum parking standard that is used during the site selection process? Does Chik-fil-A have some internal data that quantifies the split between drive-through and dine-in customers for a typical site? This additional information could be used to further support the loss of existing parking spaces for the proposed drive-through improvements.

GBC Response: In my work with the Chick-fil-A new store team, they do not have a corporate minimum for the number of parking spaces. Each site is different and at each location they strive to meet zoning requirements. The amount of drive-thru customers compared to dine-in customers increased in response to the COVID-19 pandemic. While the numbers have pulled back from the peak pandemic numbers, they have not pulled back to pre-pandemic numbers. Drive-thru traffic numbers continue to remain high due to other ordering options including multiple digital ordering options which can be picked up in the drive-thru. This is in addition to traditional drive-thru customers who order at the order stations and team members on-site with iPads.

Engineering Review:

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan.

All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

GBC Response: Comment noted.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

GBC Response: Comment noted.

3. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

GBC Response: Comment noted.

4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

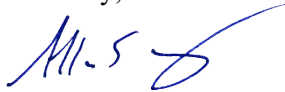
GBC Response: Comment noted.

5. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

GBC Response: Comment noted.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allan Wiley", with a stylized flourish at the end.

Allan Wiley, P.E., CPESC, CPSWQ

Enclosure

c: file