

Date: May 13, 2024

To: City of Lee's Summit

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments  
PL2024098  
ANDY'S FROZEN CUSTARD - SUMMIT ORCHARD WEST  
PEI #240159

**Planning Review**

Hector Soto Jr.

Senior Planner

Corrections (816) 969-1238

Hector.Soto@cityofls.net

---

1. LOT INFORMATION. Label all the property line dimensions for the future Lot 10E configuration.

**Response:** The lot dimensions have been added for future Lot 10E on the site plans (C1 through C1.2).

2. DRIVEWAY. Dimension the width of the driveway connection to NW Outerview Rd and the drive aisle that leads to said driveway at the northwest corner of the proposed parking lot.

**Response:** Dimensions added for the driveway and all drive aisles within the parking lot. See Sheets C1.1 and C1.2.

3. DRIVE-THROUGH FACILITY. With the proliferation of dual-drive ordering capabilities for drive-throughs, what consideration has been given in the drive-through design for the future possible need to accommodate a second queue lane at this facility in the open landscape area between the building and the proposed drive-through lane? Staff recommends relocating the trash enclosure in order to facilitate this need in the future.

**Response:** We did look at a dual drive thru setup for this lot. However, due to the available depth of the lot, the single drive thru provides 14 cars to be stacked within the queue without backing up into the private parking lot. This is sufficient for the proposed user. There is room between the building patio and drive thru to add additional 5 vehicles for stacking if ever needed in the future without relocating the trash.

4. MECHANICAL SCREENING. Dash in the location of the roof-top units (RTUs) on the exterior building elevations (Sheets A301 and A302) to review for screening compliance. City ordinance requires all RTUs to be fully screened from view on all sides via the use of parapets extended to a height at least equal to the heights of the units being screened. Take into account the additional height from the curbs on which the RTUs will sit when designing the parapet wall heights.

**Response:** Dash has been added to elevations to show that RTU's are fully screened

5. EXTERIOR BUILDING ELEVATIONS. To satisfy the requirement for four-sided architecture, some additional sort of architectural embellishment/feature shall be added to the north elevation in order to break up the flat and generally blank wall plane in order to provide visual interest.

**Response:** Protruding brick façade pattern has been added to the north elevation to add texture and visual interest.

## 6. LANDSCAPE PLAN.

1) Tree planting areas shall be a minimum 10' in width, with no tree located less than 4' from the back of curb. It does not appear that the landscape island at the west end of the double-row of parking meets the minimum 10' width.

**Response: The island has been updated to ensure the minimum width of 10' is met.**

2) Add the following landscaping requirement calculations to the landscape plan to check for compliance: 1 street tree for each 30' of street frontage; 1 street shrub for each 20' of street frontage; 1 additional open yard tree for every 5,000 sq. ft. of lot area (minus the building footprint); and 2 additional open yard shrubs for every 5,000 sq. ft. of lot area (minus the building footprint).

**Response: Landscape calculation requirements added.**

3) Additionally, screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 8.820 for full requirements with screening material options).

**Response: Acknowledged. See revised landscape plan.**

7. CROSS ACCESS AND CROSS PARKING. Add a note to the plans regarding the cross access and cross parking rights and obligations established via the plat that affect the subject lot.

**Response: Note added to Sheet C1.**

8. TRASH ENCLOSURES. Provide a detail of the proposed trash enclosure. The plans reference to see the architectural plans, but no detail is included in the architectural plans. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

**Response: Sheet A508 has been added.**

9. PARKING LOT BOUNDARY. Temporary asphalt curbing shall be provided along the eastern boundary of the parking lot where it will be extended in the future to connect to the abutting lot at the time said pad site is developed. Revise the plans accordingly. However, staff will coordinate on the need and timing of actually constructing said temporary asphalt curbing depending on the progress and timing of the development of the abutting pad site.

**Response: Temporary asphalt curb added with note regarding timing. See Sheet C1.1 and C1.2. Detail added to Sheet C7.**

10. SIGNS. Signs are reviewed and approved under separate cover via a sign permit application. FYI, this site is subject to the signage standards for the Summit Orchards West development established by the developer and approved by the City Council that limits tenants under 5,000 sq. ft. to one (1) wall sign per facade (but no more than 3); a maximum 4' letter/logo height and allowable sign area not to exceed 10% of the facade on which the signs are mounted. Monument signs are limited to one (1) per lot, 12' maximum height, 72 sq. ft. sign face and 96 sq. ft. overall structure area (inclusive of sign face). Visible signs located interior to the building (i.e. inside the window) are exempted from the sign ordinance and thus don't count toward any sign number limitations.

**Response: Acknowledged.**

1. Submit an Engineer's Estimate of Probable Construction Costs.

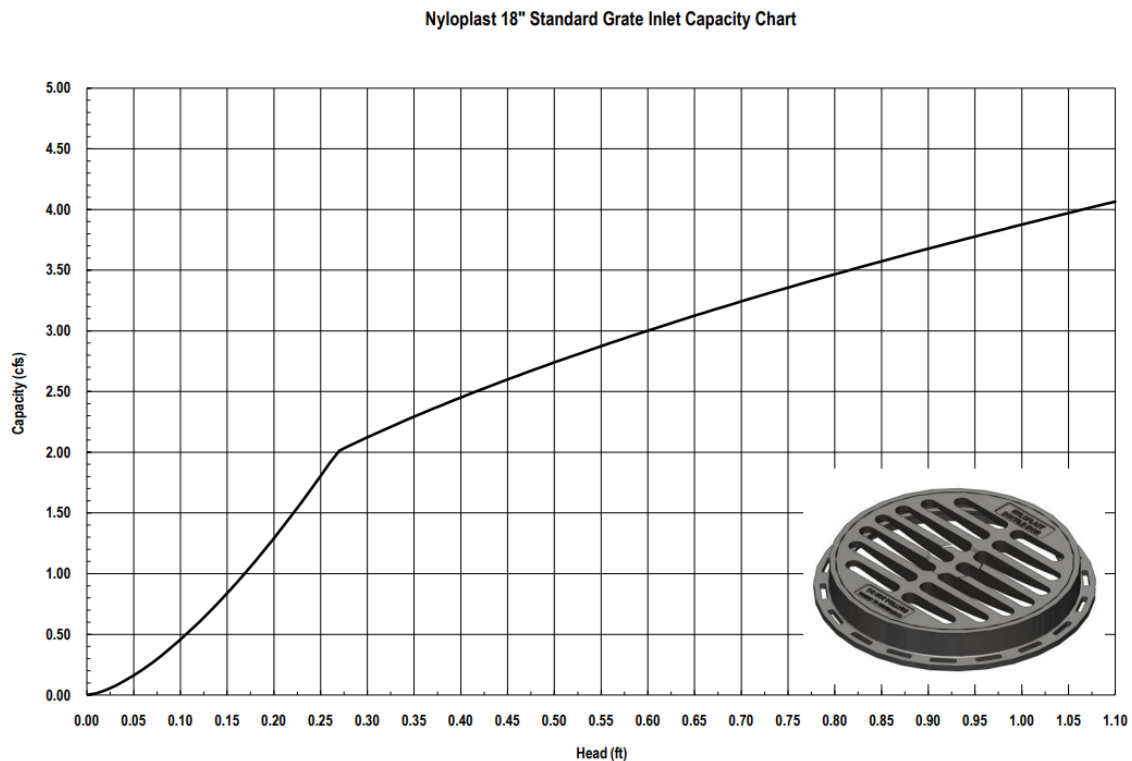
Response: See included OPC.

2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

Response: WSO Partners LLC will obtain a MDNR MORA permit covering site disturbance activities over the entire 2.7 +/- acres of Lot 10C. Upon completion of the grading, storm sewer, public sanitary sewer and private drive improvements by WSO Partners LLC, Andy's will independently maintain the BMP's (as shown on Sheet C6 of these plans) upon Lot 10E until site stabilization. A separate MODNR permit should not be required for the Andy's development given this site disturbance is under 1 acre.

3. Please add pipe profiles for the 8-inch secondary storm lines. Add storm (inlet and pipe) calculations to the plans.

Response: Pipe profiles and drainage calculations added to Sheet C5.1 for the secondary storm system. Each secondary storm inlet captured <0.5 cfs during the 100-year event. This will result in less than 0.1 ft of head over the inlet per the chart below:



4. Provide the sizes of the existing water main and sanitary sewer lines. Label the existing manholes with the City naming convention. The west existing manhole is MH 22-149 and the east existing manhole is MH 22-148.

Response: See Sheet C4. Existing sizes of the water main (12") and sewer lines (8") added. The existing manholes have been labeled accordingly.

5. Show size and specific location of water main connection and water meter (LS 6901 L. Water Meters). The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest. Note on the plans that the building service line connection to the water main is made by a corporation stop.

Response: See Sheet C4. Water meter location updated accordingly. Note W1 updated to include corporation stop reference. It should be noted that the tap and meter size has been revised to 1" per direction from the MEP engineer.

6. Add all City standard details that apply to this project. To include, but not limited to, sidewalks/ramps, curbs, pavement joints, etc.

Response: City standard details added. See Sheet C7.6 which includes pertinent details for the public scope of work.

7. Add contours where the new sidewalk will be constructed along Chipman Rd. Show how the existing storm sewer manhole will be handled. Show how the sidewalk will transition to the roadway. What is that linework around that last ramp? Will the existing curb be removed and replaced? Please explain.

Response: See sheet C2.2 for enlarged grading and spot elevations. This entire area is between elevation 997 and 998 which is why there are no contours along the sidewalk route. The sidewalk ramp was updated to exclude flared wings which were previously shown. The existing full height curb is being removed and replaced with a laydown curb & gutter per the 'city's standard sidewalk ramp detail on Sheet C7.6. A note has been added to Sheet C2.2 for clarity.

8. Please verify and note, if necessary, that only ornamental trees and shrubs may be planted within any easements.

Response: Note added accordingly.

**Traffic Review**

Erin Ralovo

Corrections

Erin.Ravolo@cityofls.net

---

1. Previous plans showed a dual drive-thru but this one only has one lane.

Response: See response to planning comment #3.

2. It is unclear what the concrete area to the west of the store will be. Is this just a seating area? Will there be picnic tables or benches in this area?

Response: The concrete area is the main walkway to the walk up order windows and patio, it will also have benches along walkway.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with C

---

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.

Response: Acknowledged.

2. NW Outerview is NOT a public road.

Response: Acknowledged and noted as private on the plans.