

May 17, 2024

Hector Soto Jr.
City of Lee's Summit Senior Planner
220 SE Green Street
Lee's Summit, MO 64063
(816)-696-1600
Hector.Soto@cityofls.net



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: Home2 Suites
Project Address: 251 NE Alura Way, Lee's Summit, MO 64086
Plan Number: PL2024097

This letter is in response to the Commercial Final Development Plan Applicant's Letter architectural comments dated April 24, 2024. The plans have been revised to address the referenced comments. Our responses are below, **IN BOLD**, and follow the order as shown in the review comments.

Planning Review

4. MECHANICAL SCREENING. Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit.

Per discussions with Hector Soto on Friday May 10, parapets do not necessarily have to match the height of the rooftop mechanical equipment if it can be demonstrated through the use of sight line studies that the roof mounted mechanical equipment is not visible from the public right-of-way, most importantly the equipment is to be screened from view when along Colbern and Douglas.

Per the exhibit on sheet A-204, all roof mounted mechanical equipment on the 4-story roof is screened from view without the need of parapet revision.

The mechanical equipment on the west side of the building on the 1-story roof is naturally screened from Colbern and Douglas given the building geometry, however, curb mounted mechanical screening is being proposed to screen that equipment from Alura Way and the adjacent hotel unit windows.

7. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. 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.

See trash enclosure details on sheet AS-102.

Should you have any questions, please do not hesitate to call.

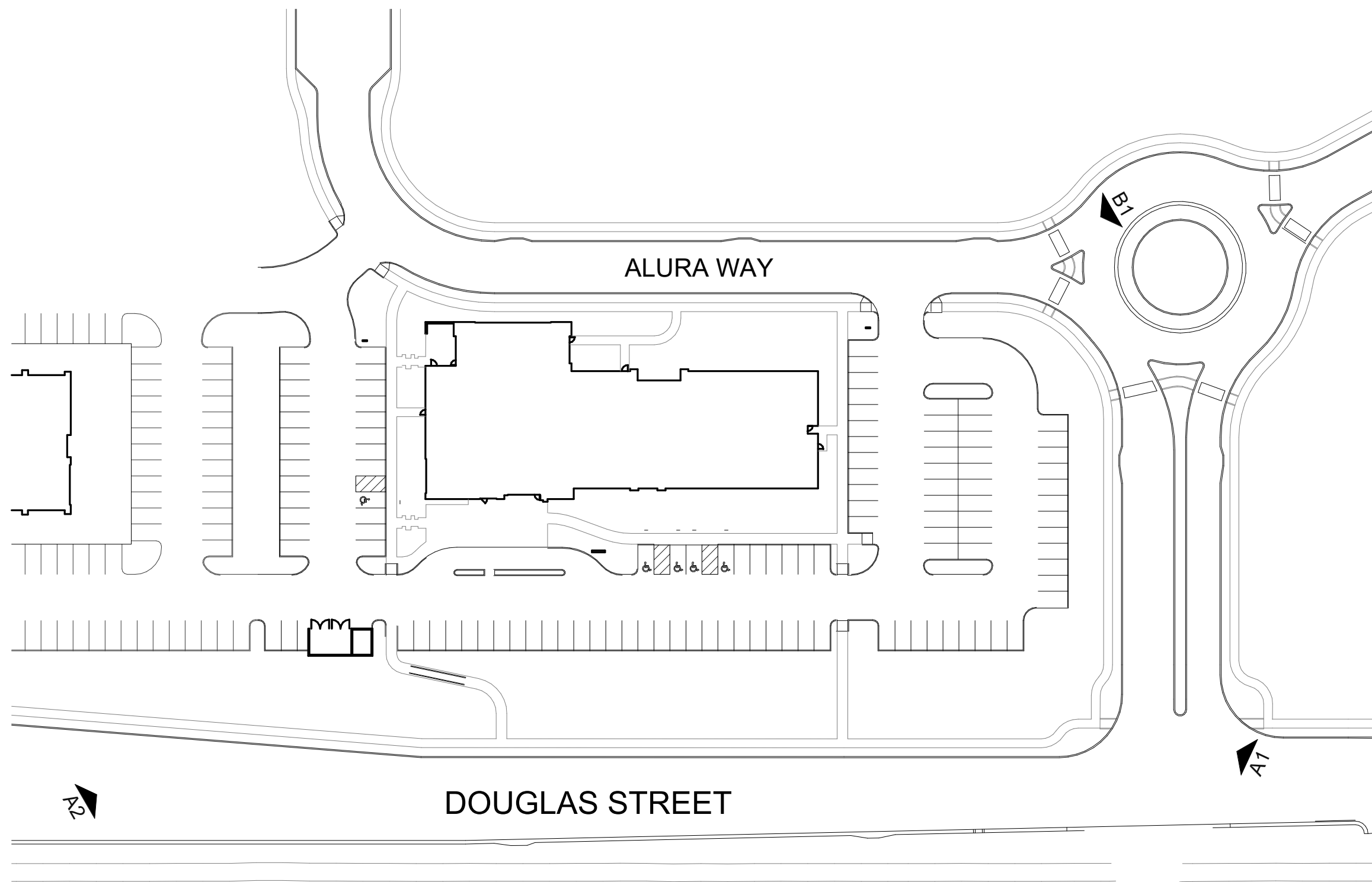
Sincerely yours,

The Village at Discovery Park, Lot 2
Home2 Suites by Hilton
FDP Round 1, Architectural Response – May 17, 2024
Page | 2



ROSEMANN & ASSOCIATES, P.C.

816.472.1448.
A.J. Dolph



B2 SITE DIAGRAM
1/64" = 1'-0"



B1 SOUTHEAST PERSPECTIVE



A2 NORTHWEST PERSPECTIVE



A1 SOUTHWEST PERSPECTIVE



AS-102