

June 25, 2024
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
816-969-1200

Re: Dunkin – Lee's Summit PDP Submittal

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in the email dated June 7th, 2024. The answers are listed below in **bold** and are preceded by the comments/questions listed in the original letter.

Planning Review

Comment 1: Four-inch bollards must be located along the rear wall of the trash enclosure to protect the structure of the enclosure from damage. (Sec. 8.180).

Response 1: Acknowledged. Please see revised sheet C-100.

Comment 2: Material schedule for the elevations and trash enclosure are needed. Please provide preferred manufacturer, product details, and associated warranties (Sec. 2.310).

Response 2: Finish material and signage schedules were added to exterior elevation sheet EER-1. Cut sheets are included with the submittal and include warranty information.

Comment 3: While not an ordinance requirement, tall fescue (*festuca arundinacea*) is an invasive species per the Missouri Department of Conservation. Please consider selecting an alternative for sod.

Response 3: Acknowledged. Please see revised plant schedule.

Comment 4: While a complete photometric plan is not required until FDP, preliminary location of exterior lighting including parking lot lights and wall-mounted fixtures along with preferred manufacturer specification sheets is needed.

Response 4: Acknowledged. Please see revised sheet C-100 with preliminary lighting locations as well as attachments with manufacturer specifications.

Comment 5: Staff is not supportive of the design of the building as submitted. There are not enough vertical and horizontal variations, no windows (besides for ordering), and no four-sided architecture. Please refer to Sec. 8.120 - Building Form and Use of the UDO for reference. If needed, we can set a time to discuss what is needed in order for us to be supportive of the design.

Response 5: Exterior elevations were revised according to conversations with the City to address the noted concerns.

Engineering Review

Comment 1: Sanitary Sewer is the responsibility of Water Utilities, not Public Works. Please revise the Utility and Governing Agency Contacts accordingly.

Response 1: Acknowledged. Please see revised sheet C-000.

Comment 2: The Preliminary Storm Drainage Memo discussed an existing pipe and possible detention implications of that existing pipe. I'll contact you next week to discuss.

Response 2: Acknowledged.

Traffic Review

Comment 1: The orientation of the trash enclosure means that whenever the trash is collected the entire driveway into the development is temporarily blocked.

Response 1: Acknowledged. Trash pickup will be coordinated to be picked up during non-peak hours.

Fire Review

Comment 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 1: Acknowledged.

Please feel free to call me at 816-652-2333 if there are any questions.

Sincerely,



Andrew W. Gribble IV, P.E.

Project Manager

cc: File