



February 21, 2025

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

Re: The Village at Discovery Park Lot 13 – PL2024323 Response Letter

City reviewers,

This letter is in response to the Commercial Final Development Plan Applicant's Letter dated January 09, 2024. The engineering plans have been revised to address the comments. The original comments are below and follow the order as shown in the review comments. Our responses are in bold, and follow each individual comment.

Planning Review

1. LEGAL DESCRIPTION. Revise the legal description provided near the southwest corner of Sheet CE 1.0 to read Lot 13, not Lot 3.

Legal description revised.

2. SITE DATA TABLE. The land area information provided on Sheet CE 6.1 doesn't match the plat. The plat lists the lot area as 49,890 sq. ft. (1.15 acres), whereas the plans list a lot area of 49,817 sq. ft. (1.14). Revise to match the plat of record.

Data table revised to match the plat.

3. STREETS. 1) The abutting drives/streets labeled as "NE Alura Court" and "NE Lakeside Court" are private drives/street, not public streets and therefore not public right-of-way. Remove the notation of "R/W" from the labels and re-label them as private streets. 2) The abutting private street segment labeled NE Lakeside Court is incorrect. Said segment is actually named NE Alura Way per the recorded plat. Revise the private street name to match the plat. 3) The private drive segment labeled as NE Alura Court is actually an unnamed private drive. Remove the street name label for said segment.

Private streets labeled with (XX' Tract Width) as in previous plans. Names have been revised to match the plat.

4. DRIVEWAY WIDTH. Label the proposed driveway widths from face-of-curb to face-of-curb to show that a minimum width of 24' (face to face) is provided for a drive serving two-way traffic.

Dimension added to northwest entrance over 24' face to face. The southeast entrance is intended to be exit only for circulation purposes and is 20' in width.

5. LIGHTING. The photometric plan only shows pole lighting for the site and does not indicate the use of any building-mounted exterior lighting. Include information on all building-mounted exterior lighting on the photometric plans. Said lighting shall be subject to the lighting standards of UDO Sections 8.220, 8.260 and 8.270.

Any wall-mounted light fixtures as part of this development are not intended to provide general illumination. All wall-mounted fixtures are intended to be considered as accent lights per UDO 8.270. The only other building exterior lighting will be full-cut off downlights installed in canopies at building entrances, which do not contribute to the site lighting calculations.

6. BUILDING ELEVATIONS. Label the proposed colors for the materials listed on the building finish materials list.

Colors and materials now shown on building elevations.

7. LANDSCAPING - PARKING LOT SCREENING. In addition to the street tree and stree shrub planting requirements that are calculated on Sheet CE 8.1, screening to a height of two and one-half feet must be provided in accordance with UDO Section 8.820 along the edge of the parking lot closest to and parallel to NE Douglas St, NE Alura Way and the unnamed private drive along the west side of the site. Paragraph C under UDO Section 8.820 provides four (4) options by which to satisfy the parking lot screening requirement.

Screening added to parking lot parallel to NE Douglas St. There is no street right-of-way on any other side of the parking lot since it is all private. Street trees are still in place for public and private streets.

8. TRASH ENCLOSURE DETAIL. The detail calls out use of a fiber cement gate. City ordinance requires trash enclosure gates to either be a solid steel opaque gate painted to be compatible with the color of the masonry 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. A fiber cement gate is not allowed.

Trash enclosure detail has been updated.

9. PARKING LOT SETBACK. 1) When not internally connected to a parking lot on an adjacent and separate property/lot, parking lots are required to maintain a minimum 6' setback from an internal side property line. The proposed parking lot has a variable setback from the north property line ranging from only 0' to 3'. Revise to meet the minimum 6' setback from the north property line. 2) Parking lots are required to be set back a minimum 20' from any private street edge of pavement. At its closest point, the parking space closest to the private drive/street at the northwest corner of the site is approximately 18'-6" from the private street edge of pavement. Revise to meet the minimum 20' setback from the private street edge of pavement.

This parking lot will be internally connected in the future. Future pavement lines have been added to show this. Parking stall was removed to get 20' setback from private street edge of pavement.

10. PARKING SPACES. The originally approved preliminary development plan for Discovery Park showed the subject lot as the potential site for a 3,600 sq. ft. restaurant use with sufficient on-site parking (51 spaces) to satisfy the minimum parking requirements for said commercial use. Staff understands that the applicant now intends to develop the site as a clubhouse/lease office for the development, with some second floor space made available for commercial offices (~5,706 sq. ft.). Adequate parking is provided on the initial plan submittal to satisfy the minimum parking requirements for the allocation of building square footage for the gym/clubhouse/leasing office/commercial tenant space. Please be aware that any future reallocation of square footage for additional commercial office tenant use would likely exceed the parking requirements that can be accommodated on the site and may not be approvable by the City. Staff would need to evaluate any future reallocation of space for commercial use for approval. This comment is informational only and requires no action at this time.

Understood.

Planning Review

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

Engineer's Estimate of Probable Construction Costs included with this submittal.

2. Show and label with documentation the existing right-of-way and all public utility easements on all plan sheets.

Plan sheets updated to show all easements and ROW.

3. Label existing sanitary sewer manholes. The manhole closest to the building sewer connection is 16-103 and the next two in line are 16-104 and 16-105, respectively.

Sanitary sewer manholes labeled.

4. Add clearance distance of intersecting utilities to the profiles.

Minimum vertical clearances added, storm sewer adjusted to meet 18" clearance.

5. Please remove the standard details that will not be used on this project.

Details not applicable for this project have been removed.

Traffic Review

1. The drive on NE Lakeside Court is too close to the intersection with Douglas. A second entrance could be incorporated into the roundabout or with the lot to the north.

The southeast drive has been "flipped" and is intended to be exit only for circulation purposes and fire compliance. The second entrance is now shown coming from the lot to the north and will be completed with a future project.

Fire Review

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.

Understood.

Building Codes Review

1. Provide water usage calculations to justify use of (2) 2" water meters.

Second water meter has been removed. There is only (1) 2" meter now.

Please review attached submittal and if there is any additional information needed you may contact by email at ndixon@crockettengineering.com or at 573-447-0292.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Nolan Dixon". The signature is fluid and cursive, with the first name "Nolan" being more prominent than the last name "Dixon".

Nolan Dixon, EIT