



March 24, 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 February 28, 2025. 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. 1. LANDSCAPING - PARKING LOT SCREENING. In addition to the street tree and street 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.

The resubmittal response letter states that screening has been added parallel to the parking lot along NE Douglas St in response to the previously made comment above. However, the landscape plan (Sheet CE 8.1) shows no change in landscaping along NE Douglas St. To satisfy the parking lot landscaping screening requirement, a hedge consisting of at least 12 evergreen shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons shall be provided. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application. Based on 155' of parking lot frontage along NE Douglas St, a hedge consisting of a minimum 47 evergreen shrubs shall be provided. The current landscape plan only shows 9 shrubs, 6 of which are deciduous. Revise.

**Landscaping plan revised to include adequate screening along NE Douglas St.**

2. 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.

The resubmittal response letter states that the trash enclosure detail has been updated to address the previously made comment above. However, the trash enclosure detail on Sheet A201 still shows fiber cement gates.

Trash enclosure detail revised to reflect comment.

### **Engineering Review**

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

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

2. Add BFPD for the north fire line. Add valves on all sides of the tee connection to the public water main.

Fire line moved to tee off of private waterline and not require BFPD.

### **Traffic Review**

1. The entrance on Alura Way will not be allowed in any form as it is too close to the Douglas intersection. There is no way to prevent a right in movement and even a right out presents a sight distance issue.

This drive is on the approved PD plan. A sign, striping, or combination could prevent a right in movement. The drive is needed for circulation and to meet fire code.

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

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Nolan Dixon".

Nolan Dixon, EIT