

Date: March 25, 2024

To: City of Lee's Summit

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

Re: Responses to City Comments
PL2025038
VALVOLINE - SUMMIT ORCHARD WEST
PEI #250203

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| Planning Review | Ian Trefren, P.E. (816) 969-1605 | Planner Ian.Trefren@cityofls.net | Corrections |
|------------------------|-------------------------------------|---|-------------|

1.[Informational – Needed during FDP] – Trash enclosures require 30' reinforced Portland cement approach measured from the opening of the enclosure.

Response: Concrete trash approach updated accordingly.

2.Please provide a landscape table containing species and counts specific to the lot of the proposed development. While information is needed on the entire area of the PDP, we need to be able to differentiate what is specific to the oil change facility.

Response: A landscape table has been added for the oil change facility and the remaining pad sites.

3.Proposed grasses need to be specified.

Response: Proposed grass species added.

4.Lacebark Elm and Golden Rain Tree species are invasive per the MDNR Invasive Plant Assessment. Please revise plan to adjust accordingly if these are proposed and not already existing.

Response: Revised accordingly and removed these species.

5.Replace some deciduous trees on the eastern P/L with evergreen such that there is a consistent mix of both along the entire frontage.

Response: See updated landscape plan which includes some evergreens now along the east property line to provide a mix.

6.[Guidance] To improve screening of the auto bays please consider berming along Chipman road.

Response: We have elevated the finished grade elevation south of the auto bays to help increase the natural planting height of the proposed landscaping.

7.Vertical and horizontal breaks and motifs need to be more substantial, and architectural designs should match those of surrounding buildings as much as possible. Particular attention is needed to the left and right elevations, but additional vertically is needed on all sides.

Response: Please see attached building elevations.

8.Please revise materials of the trash enclosure to better match the materials of the building. Masonry brick would be preferable to cinder blocks in this instance.

Response: Materials have been changed to match the building.

9.[Informational – Needed during FDP] – Add additional bollard to the interior rear of the trash enclosure to ensure the entirety of the rear wall is protected.

Response: Acknowledged. To be addressed at the time of FDP.

10. [Informational/Guidance] In general, we suggest reducing the visual appearance of an “old change facility” as much as possible, given the location of the building on such a major thoroughfare. Since the governing body did not envision an automotive-centric use when originally approving the PDP of this site, many comments are centered around making the proposal more appealing per previous governing body guidance on similar uses in similar situations.

Response: See revised building elevations.

**Engineering
Review**

Susan Nelson,
P.E.
(816) 969-1229

Senior Staff Engineer
Susan.Nelson@cityofls.net

Approved with
Conditions

1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

Response: Acknowledged.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

Response: Acknowledged.

3. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

Response: Acknowledged.

4. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

Response: Acknowledged.

5. Please note that only ornamental tree and shrub varieties may be planted within any easement.

Response: Acknowledged.

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| Traffic Review | Erin Ralovo (816) 969-1800 | Senior Staff Engineer Erin.Ravolo@cityofls.net | No Comments |
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Edeno@cityofls.net | Approved with Conditions |

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. IFC 503.2.3 – Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Drive lanes to the building shall meet this requirement.

Response: Acknowledged.