

April 2, 2021

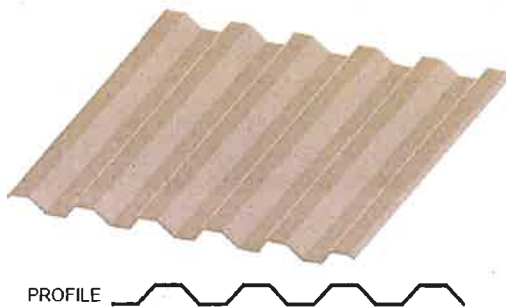
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

Re: Lakewood Storage – Exterior Materials

Lakewood Storage Building is designed as a modern storage facility that blends with its surrounding environment. The building is to comply with Lee's Summit Design Standards. Our design incorporates four-sided architecture and utilizes horizontal and vertical articulation. There are two prominent towers clad in brick, glass, and stone at the prominent corners of the building. Large expanses of glass are the focal points of the two towers. There is a strong masonry base complying with the 50% approved materials on all visible sides. Vertical windows are designed on the other three sides of the building to break up the longer facades.



A rough textured metal siding panel system is defined as an approved material by the Lee's Summit design standards. Our interpretation of the approved textured metal panels is that they will appear dated and create a faux texture that will detract from the design. We propose a smooth metal panel with deep flutes, that will cast shadow lines across the building and contrast with the texture of the brick and stone. This will exemplify the appearance of a modern storage facility by creating depth, contrast, and texture for a truly dynamic design. Reference Panel profile and building example below:





Lakewood Storage will far exceed the Lee's Summit design standards in its overall presence. We are requesting that the smooth metal panel can be constructed as an approved material and if so, the building will have 100% acceptable materials on all four sides of the building. We appreciate your consideration and look forward to building in and working with Lee's Summit!

Sincerely,

DALLENBACH-COLE ARCHITECTURE Limited

Jeffrey S. Dalenbach, AIA
Managing Partner

12035 COLWICK - SUITE 200
SAN ANTONIO, TEXAS 78216
WWW.DALLENBACHCOLE.COM
P 210.493.2234



EXTERIOR ROLL UP DOORS (MATERIAL FINISH):
JALUS INTERIAT OAL
COLOR: CEDAR RED



HORIZONTAL METAL WALL PANEL (COLOR/PROFILE):
VERT. SIGNATURE 200
COLOR: ALMOND
PROFILE: 7.2 PANEL



STONE VENEER:
CONCRETE
AN-QUE-DCRS
2, 3, 4



BRICK VENEER:
ACE BRICK
MILWAU OR SIMILAR



VERTICAL METAL WALL PANEL - BAND:
MBC SIGNATURE 200
COLOR: SOLAR WHITE
PROFILE: PEC PANEL

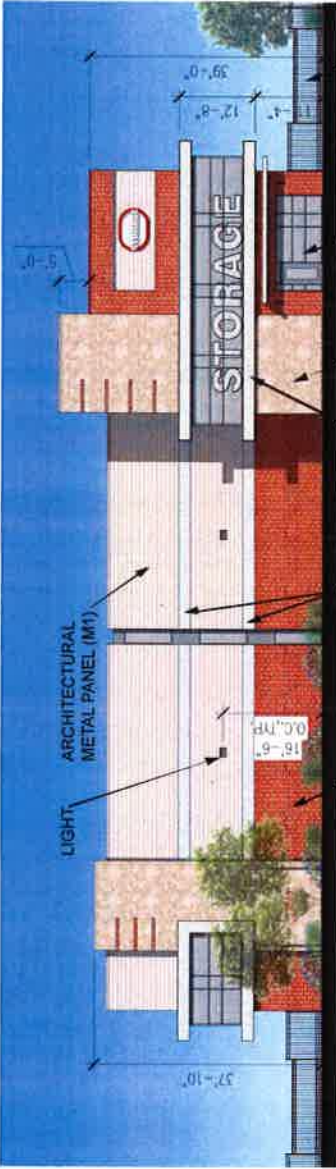


EXAMPLE OF 7.2 METAL WALL PANEL

LAKESIDE STORAGE - BUILDING MATERIALS

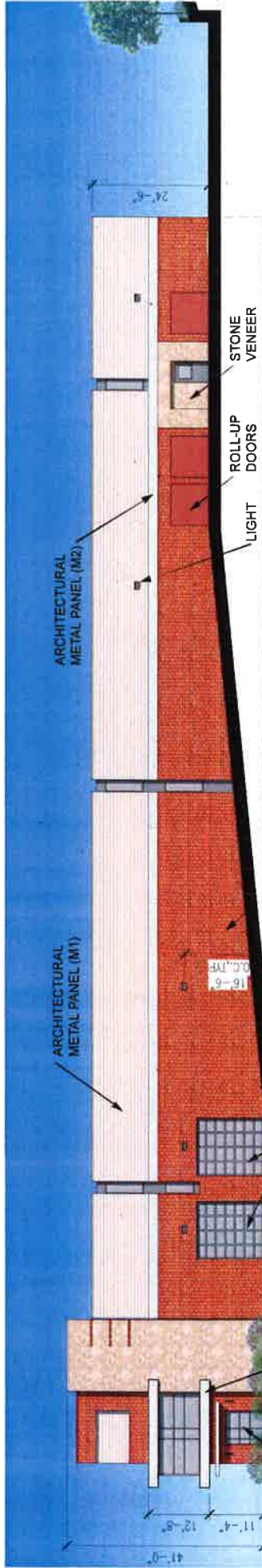
03.12.2021

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ARCHITECTURE
3000 W. LAKESIDE AVENUE
LAKESIDE, CO 80115



WEST ELEVATION

WEST FACADE	
MATERIAL	SF
GLASS	652
MASONRY	2,378
METAL WALL PANEL	2,319
	%
	12.1%
	44.5%
	43.4%



SOUTH ELEVATION

SOUTH FACADE	
MATERIAL	SF
GLASS	360
MASONRY	3,884
METAL WALL PANEL	3,250
	%
	4.8%
	51.8%
	43.4%

EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0" 02.19.2021



LAKWOOD STORAGE
LEE SUMMIT, MISSOURI

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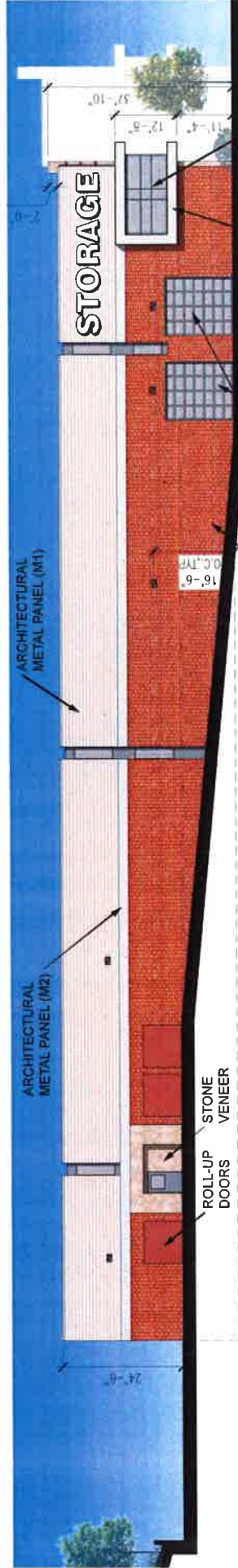
DAILENBACH-COILE
ARCHITECTURE
SAN ANTONIO, TX 78216
WWW.DC211046312234



NORTH ELEVATION

EAST ELEVATION

EAST FACADE		
MATERIAL	SF	%
GLASS	0	0.0%
MASONRY	631	26.0%
METAL WALL PANEL	1,787	74.0%



NORTH ELEVATION

NORTH FACADE		
MATERIAL	SF	%
GLASS	571	7.6%
MASONRY	3,275	43.8%
METAL WALL PANEL	3,626	48.5%

EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0" 02.19.2021



LAKWOOD STORAGE

LEE SUMMIT, MISSOURI

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DALLENBACH-COILE ARCHITECTURE

30120218 COLWICK
 801 EAST 10TH AVE SUITE 100
 DALLAS, TEXAS 75216
 WWW.DCA-ARCH.COM
 P 214-493-2224

LANDSCAPE SPECIFICATIONS

STREET FRONTAGE LANDSCAPE
 LAKEWOOD WAY TREES REQUIRED: 1 PER 20' (16' 12" 00)
 LAKEWOOD WAY SHRUBS REQUIRED: 1 PER 20' (16' 12" 00)
 LAKEWOOD WAY DRIVE TREES REQUIRED: 1 PER 20' (16' 12" 00)
 LAKEWOOD WAY DRIVE SHRUBS REQUIRED: 1 PER 20' (16' 12" 00)
 LAKEWOOD WAY DRIVE DRIVE SHRUBS PROVIDED

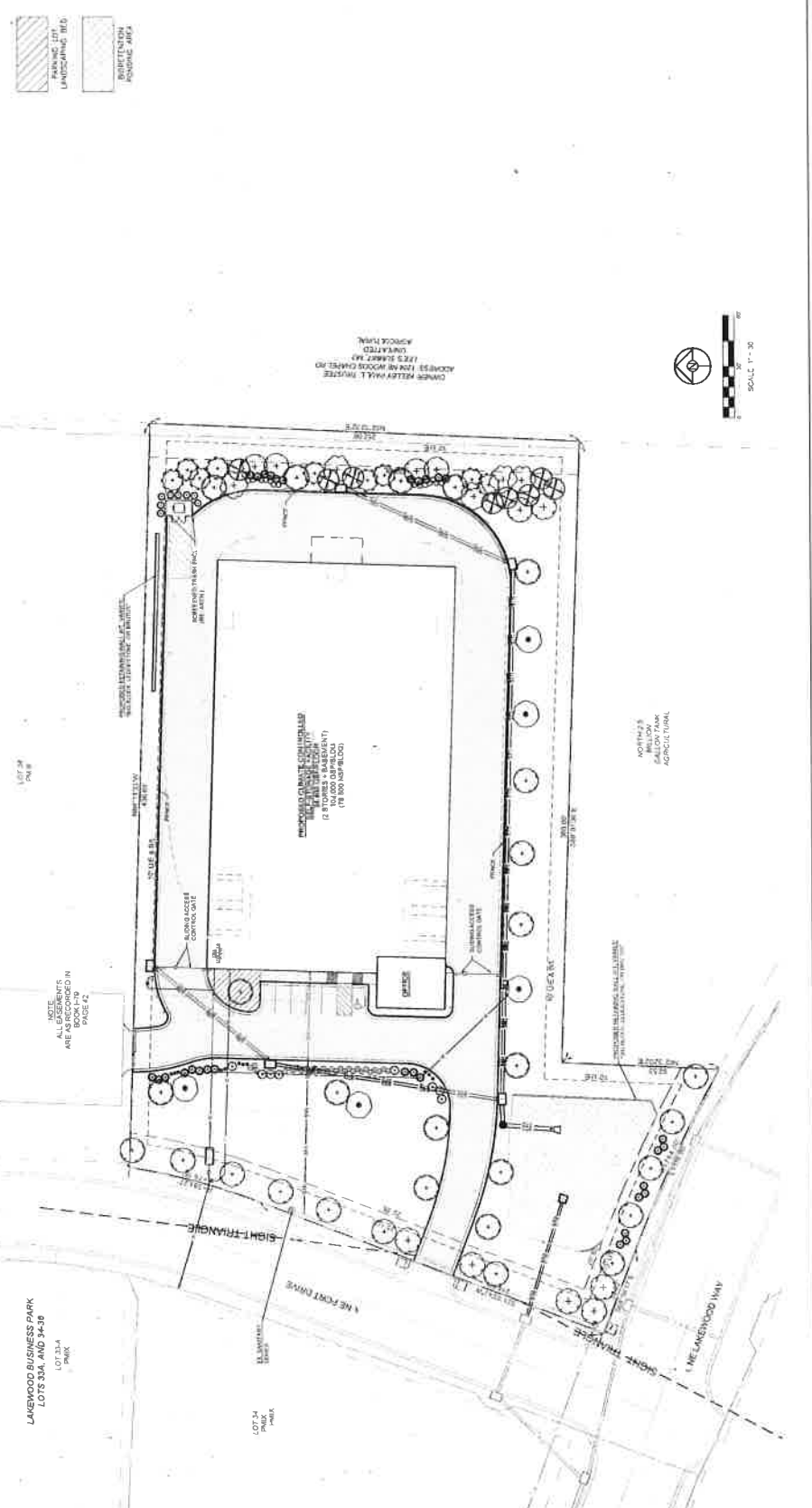
REAR LANDSCAPE REQUIREMENTS
 TREES PROVIDED: 1 PER 1,000 S.F. OF OPEN SPACE (100,000 000)
 SHRUBS PROVIDED: 1 PER 5,000 S.F. OF OPEN SPACE (100,000 000)
 TREES PROVIDED: 1 PER 1,000 S.F. OF OPEN SPACE (100,000 000)
 SHRUBS PROVIDED: 1 PER 5,000 S.F. OF OPEN SPACE (100,000 000)

PARKING LOT LANDSCAPE
 LANDSCAPE AREA REQUIREMENTS OF PARKING AREAS (7' 6" 00)
 TREES REQUIRED: 1 PER 5,000 S.F. AND
 SHRUBS PROVIDED: 1 PER 10,000 S.F. ALONG ENTIRE FRONTAGE ADJ. TO STREET
 20' BUFFER FROM DRIVE

INTERIOR IMPACT LANDSCAPE BUFFER (10' 00" 00)
 TREES PROVIDED: 1 PER 1,000 S.F. (15 04 000)
 ORNAMENTAL TREES PROVIDED: 1 PER 1,000 S.F. (15 04 000)
 EVERGREEN TREES PROVIDED: 1 PER 1,000 S.F. (15 04 000)
 SHRUBS PROVIDED: 1 PER 200 S.F. (15 04 000)
 DRIVE BUFFER PROVIDED

- NOTES**
- UTILITY INFORMATION: SHOWN AS EXISTING. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTING UTILITIES PRIOR TO CONSTRUCTION.
 - PLANTING: ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF LEES SUMMIT, MISSOURI, LANDSCAPE MAINTENANCE ORDINANCE.
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15 EA	AFA	Aster / Helianthus / Helianthus	2.5' Cal	B&B
6 EA	CHI	Quercus robur c. bicolorifolia x wrightii 'Long'	2.5' Cal	B&B
5 EA	TAR	Tilia americana 'Redmond'	2.5' Cal	B&B
15 EA	ZSM	Zelkova serrata 'Wassahonee'	2.5' Cal	B&B
8 EA	-LCP	Juniperus horizontalis 'Blue Star'	6" H	B&B
9 EA	PS	Juniperus virginiana 'Climax'	6" H	B&B
8 EA	PS	Pinus strobus	6" H	B&B
5 EA	ADA	Ametanther x grandiflora 'Autumn Brilliance'	2' Cal & 6" H	B&B
5 EA	ADA	Synedra reticulata 'Troy Silk'	2' Cal & 6" H	B&B
20 EA	BSW	Bluea sinica var. 'indiana' 'Wintergreen' (is a microphylla var.)	5 gal	Cont.
14 EA	GSA	Conna selocosa 'Farrow'	5 gal	Cont.
31 EA	JVG	Juniperus virginiana 'Grey Owl'	5 gal	Cont.
8 EA	VCK	Viburnum carlesii 'Korean Spice'	5 gal	Cont.
11 EA	CAK	Chamaecyparis x scutifolia 'Nori Foster'	2 gal	Cont.



LEGEND

EVERGREEN TREES
 • -LCP
 • -JVG
 • -PS

ORNAMENTAL TREES
 • -ADA
 • -CHI
 • -TAR
 • -ZSM

SHRUBS
 • -BSW
 • -GSA
 • -JVG
 • -VCK

GRASSES
 • -CAK

LAKEWOOD BUSINESS PARK
 LOTS 35A, AND 34-36
 L1.0 - LANDSCAPE PLAN
 08/14/2015

NOTE: MODIFICATIONS REQUESTED FOR 8/14/15 (SEE PAGE 12)

LAKEWOOD BUSINESS PARK
 LOTS 35A, AND 34-36
 L1.0 - LANDSCAPE PLAN
 08/14/2015

CITY OF LEE'S SUMMIT, MISSOURI
AFFIDAVIT OF NOTICE TO PROPERTY OWNERS
WITHIN 185 FEET

The undersigned Applicant for Application #PL2021063, hereby certifies that the Applicant has verified by independent investigation the persons identified on the attached list are all of the owners of all property within 185 feet of the boundaries of the subject parcel, that said notice was mailed on April (month) 5 (day), 2021 (year) and that notice of the:

- Planning Commission Public Hearing** scheduled for April 22, 2021 at 5:00 p.m.
- City Council Public Hearing** scheduled for May 18, 2021 at 6:00 p.m.
- Board of Adjustments Public Hearing** scheduled for _____, 20____ at _____ p.m.

has been mailed by the Applicant to all property owners within 185 feet of the subject parcel at 4101 NE Port Drive, Lee's Summit, MO 64064 (location or address), at least fifteen (15) or more days prior to the scheduled public hearing. The list of property owners to whom notice has been mailed is attached.

Dated this 5th day of April, 2021.



Signature of Applicant or Agent

Justin A. Beal

Printed Name

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Lee's Summit, Missouri, during the regularly scheduled meeting at **5:00 p.m.** on Thursday, April 22, 2021, at City Hall, 220 SE Green Street, Lee's Summit, Missouri, and via Zoom videoconference viewable at www.cityofls.net on **Application #PL2021-063 – PRELIMINARY DEVELOPMENT PLAN** – Climate-controlled storage facility, 4101 NE Port Dr; Sallee Real Estate Investments, LLC, applicant.



The public is invited to contact the Development Services Department at 816-969-1200 for information on how to participate in the public hearing. Witness our hands this 3rd day of April, 2021.

Ryan Elam, Director
Development Services Department

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