

November 24, 2025

Mr. Grant White
Project Manager
Development Services
City of Lee's Summit
220 SE Green St
Lee's Summit, MO 64063

**LAMP
RYNEARSON**

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**Re: PL2025277 - Les Schwab Tire Center
Commercial Preliminary Development Plan
UDO Modification Request Letter
Parking Lot Light Pole Mounting Height
Building Façade Fenestration Requirements on West Side**

Dear Mr. White:

We respectfully request modifications to the following UDO Sections.

UDO Section 8.250.D.1., which limits the maximum light pole height to 15 feet, including the base, when within 100 feet of a residential use for the following reasons:

1. Existing Light Pole Heights

The Trilogy Apartments to the north was permitted as Summit Square III (PL2022436) and includes light poles with a 20-foot mounting height. The West Summit Orchard landlord lighting specifications require 15-foot tall poles on top of 3-foot tall concrete bases, with a mounting height of 18 feet. An 18-foot tall mounting height is requested for all parking lot light poles on the Les Schwab site to provide consistency with the rest of the West Summit Orchard development and minimize the light pole height differential with the residential apartments to the north. A maximum of 0.5 footcandles will be maintained along the north property line in accordance with UDO Section 8.250.E.

2. Aesthetics

Providing more consistent light pole mounting heights will improve aesthetics across the existing and proposed development site.

UDO Sec. 8.050.B.4.i, stating all commercial and retail building facades that face a public or private street shall have fenestrations with clear glass that occupy no less than 50% of the pedestrian view zone for the following reasons:

1. Operational Considerations

The west end of the building houses essential service functions, including a four-post lift, tire racking, and other heavy equipment. Clear glazing at this location would expose views of these service areas, which do not enhance the public realm or contribute to pedestrian interest. Additionally, frequent movement of tires and equipment presents a high risk of accidental breakage to large glass panels. This area also serves as the building's primary delivery and service entry, further reducing the value of transparency at this façade.

2. **Site Design and Aesthetic Intent**

At the City's request, the trash enclosure has been relocated to the west end of the site, giving this elevation a distinct "back-of-house" character. Substantial landscaping has been incorporated to screen the enclosure and improve the visual quality of this area. Introducing large areas of glazing behind this screening would undermine the intended aesthetic outcome of both the landscaping and the PUDO's design objectives.

3. **Security and Safety Concerns**

The west façade fronts a lightly traveled street with minimal activity during non-business hours. Extensive glazing on this side could create opportunities for theft and vandalism, posing unnecessary security risks to both the business and its employees.

The requested modification aligns with the operational realities of the building, respects the City's design guidance, and maintains the overall intent of the UDO to create attractive and pedestrian-friendly streetscapes—while providing a practical and secure design solution for this particular site.

We appreciate the City's consideration of these modification requests. Please contact me at dan.mcgee@lamprynearson.com or (816) 823-7239 should have any questions or need additional information.

Sincerely,

LAMP RYNEARSON

A handwritten signature in blue ink, appearing to read "Dan McGhee".

Dan McGhee, P.E.

Private Practice Lead

cc: Jill Lyons, AIA, LEED AP, BRR Architecture
Project File