



April 9, 2019

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

Re: Paragon Star Village Commercial Preliminary Development Plan Applicant's Letter Comments

Mr. Elam,

Please see the following responses to the PDP review comments, received via email on April 5th, 2019, for the above referenced project:

Planning Comments:

1. Please provide photos of the tree massing areas in the north/northwest portions of the property. This is needed to help justify the modification request for a high impact buffer in this area.

RESPONSE: Sheet L-503 has been updated to include current site photos.

2. It was noted the multifamily parking has been reduced to 1.3 cars per apartment based upon "recent historical data within the Kansas City metro". Please provide more detail describing what this data is. It was mentioned in the recent meeting that Lenexa City Center, Downtown OP, KS were references. Please provide this detail.

RESPONSE: 4 similar mixed-use projects across the metro area are listed below. These were used as a basis to validate the 1.33 parking stalls per unit for the shared parking calculations for Paragon Star Village.

Case Study #1 – 51 Main Apartments (KCMO – Ordinance requires 1/apt)

348 off street parking spaces provided

204 Apartments @ 1.33/apt = 272 spaces

11,500 sf Retail @ 6.6/1000 s.f. (mix of restaurant and mercantile) = 76 spaces

Case Study #2 – Brookside 51 Apartments (KCMO – Ordinance requires 1/apt)

448 off street parking spaces

151 Apartments @ 1.32/apt = 200 spaces (structured)

14,800 sf Office @ 5/1000 sf = 75 spaces (structured)

45,000 sf Grocery @ 3.84/1000 = 173 spaces (surface)

Case Study #3 – InterUrban Lofts (Downtown OP – Ordinance requires 1/apt)

52 off street parking spaces provided

41 Apartments @ 1.12/apt = 46 spaces

5,549 sf Office @ 1/1000 sf = 6 spaces

Case Study #4 – The Lofts at Lenexa City Center (Lenexa City Center – Ordinance sufficient to meet the need)

97 off street parking spaces provided

67 Apartments @1.3/apt = 87 spaces

9,148 sf Office @ 1/1000 sf = 10 spaces

3. Please reconcile the tree caliper sizes between the plans and the narrative. If smaller tree caliper sizes are requested, this would require a modification. If all tree caliper sizes are revised to meet the minimum standards, a modification is not required.

RESPONSE: The caliper size has been revised to be 3” min. to meet code requirements on sheet L-501 and L-502.

4. Please provide the design guideline reference materials.

RESPONSE: The design guidelines have been attached for your reference.

5. Revise Sheet L500 to include the landscape table. Provide the required number of trees and shrubs for the street frontage along I-470. It's noted the street tree and shrub requirements for Paragon Pkwy and View High Dr. exceeds the minimum requirements.

RESPONSE: The Landscape code requirement table has been updated to include I-470 requirements, for additional clarity notes have also been added to the landscape plan.

6. The Design Standards table on Sheets C002 and C003 needs to be revised. Staff suggests the individual lot setbacks should be reflected from the distance of each lot to the perimeter property boundary of the project site. The parking lot setbacks should reflect what is actually proposed within the lots/tracts. There are some places that have a 0' setback for the parking lot, but most are not.

RESPONSE: Table on Re-plat sheets C002 and C003 revised to show minimum building setback to perimeter property and parking setback lot line.

7. Will sheet A1.01 be revised to reflect the Shared Parking Model as provided by Michael Park?

RESPONSE: Sheet A1.02 has been added to include a parking graphic and an additional parking table. The diagram is based on the maximum weekend/evening parking demand (1,842) and shows the total parking count by building. However, it is not intended to represent a dedication or allocation parking scheme. This is a mixed-use development, therefore parking will be shared between all buildings on a first come, first serve basis.

8. When resubmitting, please only submit 4 sets of the revised sheets only (electronically please submit the whole complete-revised plan set. Please resubmit by Tuesday, April 9th.

RESPONSE: 4 sets of revised sheets accompany this letter as well as a CD with the full digital set.

Sincerely,

Casey Culbertson, AIA

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