

July 12, 2022

Scott Ready
Project Manager
220 SE Green Street
Lee's Summit, MO 64063

RE: Macadoodles, PL2022216, Modification Request – Parking Lot

Scott Ready,

This memorandum supports a parking lot modification request for Macadoodles located at 1499 SW Market Street in Lee's Summit, MO. The modification request is in regards to City of Lee's Summit UDO Article 8.620.E, Parking Lot Design, and Table 8-4 regarding a 24-ft wide access aisle dimensions for 90-degree parking. It has been indicated that this measurement shall be taken excluding curb and gutter.

For the proposed condition, the drive aisle measures just over 24-ft from the proposed parking stalls to the existing face of curb for the two existing entrance island areas. The aisle width meets the 24' in all other locations. It is requested to use the existing commercial building parking lot curb to allow for the measurement of the aisle width as this will be a drivable surface. If not allowed this will create a hardship as the project will grow in scale, as the entire southern portion of the parking lot would need to be reconstructed to be pushed out approximately 1.5-ft. Please refer to Exhibit 1 – Site Plan, attached, for parking lot dimensions.

In conclusion, this parking lot modification requests that the legacy of the existing parking lot allows the 24-wide access aisle dimension to be taken from the proposed parking lot stalls to the existing face of curb, rather than excluding curb and gutter from the dimension.

Let me know if you have any questions or need anything further.

Thank you,



Carlie Aksamit, P.E.
Associate Engineer

Enclosed: Exhibit 1 – Site Plan

CURRENT USE

CHURCH

ZONING

CP-2 (PLANNED COMMUNITY COMMERCIAL)

PROPOSED USE

LIQUOR STORE
(APPROVED IN CP-2 ZONING PER CITY OF LEE'S SUMMIT UDO SEC. 6.040 TABLE 6-1).

SITE DATA

PARCEL AREA: 157,955 S.F. (3.63 AC)		
SITE AREA: 34,075 S.F. (0.78-AC)		
PARCEL	EXISTING	PROPOSED
IMPERVIOUS AREA:	108,834 S.F. (68.9%)	109,846 S.F. (69.5%)
OPEN SPACE:	49,121 S.F. (31.1%)	48,109 S.F. (30.5%)
INCREASED IMPERVIOUS AREA	N/A	1,012 S.F. (+0.64%)
BUILDING		
TOTAL COMMERCIAL BUILDING AREA:	30,000 S.F.	SAME AS EXISTING
SITE BUILDING AREA:	12,000 S.F.	SAME AS EXISTING
HEIGHT:	30.52 FEET	SAME AS EXISTING
TOTAL COMMERCIAL BUILDING FLOOR AREA RATIO:	0.19 FAR (MAX 0.55 FAR FOR CP-2 ZONING)	
PARKING	SHOPPING CENTER*	
TOTAL STALL COUNT	150	150
ADA STALL COUNT	6 (1 VAN ACCESSIBLE)	5 (1 VAN ACCESSIBLE)

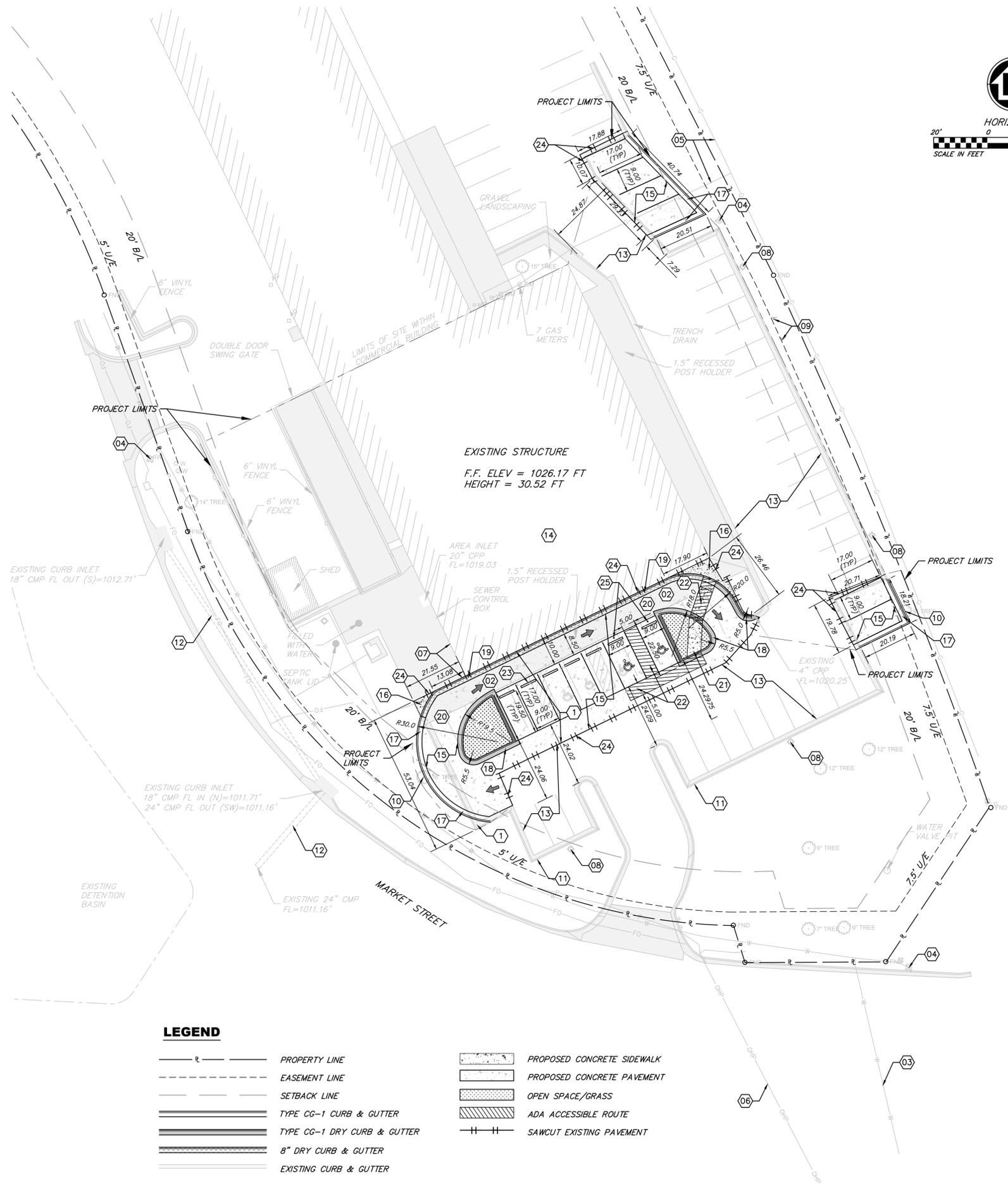
*FOR SHOPPING CENTERS BETWEEN 25,000 S.F. AND 399,999 S.F., 5 PARKING STALLS ARE REQUIRED PER 1,000 S.F. OF GROSS FLOOR AREA. FOR A 150-STALL PARKING LOT, THE MINIMUM NUMBER OF ADA ACCESSIBLE STALLS IS FIVE (5) AND THE MINIMUM NUMBER OF ADA VAN-ACCESSIBLE STALLS IS ONE (1).

SITE PLAN KEY NOTES

- 01 EXISTING ASPHALTIC PAVEMENT TO BE REMOVED.
- 02 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 03 EXISTING WATER MAIN.
- 04 EXISTING FIRE HYDRANT.
- 05 EXISTING GAS LINE.
- 06 EXISTING OVERHEAD UTILITIES.
- 07 EXISTING CONCRETE PAVEMENT TO REMAIN. DO NOT DISTURB.
- 08 EXISTING LIGHT POLE.
- 09 EXISTING PARKING SIGNS TO BE REMOVED.
- 10 EXISTING TREE TO BE REMOVED.
- 11 EXISTING CURB CUT FOR DRAINAGE.
- 12 EXISTING STORM SEWER.
- 13 EXISTING ASPHALTIC PAVEMENT TO REMAIN.
- 14 EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR MODIFICATION DETAILS.
- 15 CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C201. REFER TO JOINTING DETAIL GEN-9 ON SHEET C202.
- 16 CONCRETE SIDEWALK, WIDTH VARIES.
- 17 STRAIGHT BACK CURB & GUTTER (TYPE CG-1) PER DETAIL GEN-4 ON SHEET C202.
- 18 STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) PER DETAIL GEN-4 ON SHEET C202.
- 19 8" STRAIGHT BACK DRY CURB & GUTTER PER DETAIL ON SHEET C201.
- 20 DRIVE-THROUGH LANE.
- 21 TYPE A ADA RAMP PER DETAIL GEN-3A ON SHEET C202.
- 22 ADA ACCESSIBLE ROUTE.
- 23 PARKING BLOCKS (TYP.) PER DETAIL ON SHEET C201.
- 24 SAWCUT EXISTING PAVEMENT.
- 25 ADA PARKING SIGN. SIGNS SHALL BE PLACED AT A HEIGHT AT LEAST 60" ABOVE THE GROUND SURFACE.

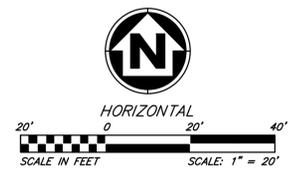
GENERAL NOTES

1. ALL EXISTING UTILITIES TO THE EXISTING BUILDING WILL BE USED IN PLACE. NO ADDITIONAL EXTERNAL UTILITIES ARE ANTICIPATED.
2. 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 OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



LEGEND

	PROPERTY LINE		PROPOSED CONCRETE SIDEWALK
	EASEMENT LINE		PROPOSED CONCRETE PAVEMENT
	SETBACK LINE		OPEN SPACE/GRASS
	TYPE CG-1 CURB & GUTTER		ADA ACCESSIBLE ROUTE
	TYPE CG-1 DRY CURB & GUTTER		SAWCUT EXISTING PAVEMENT
	8" DRY CURB & GUTTER		
	EXISTING CURB & GUTTER		



G:\Shared drives\YCTD - Land Development\Projects\2022\22K10004 MacDoodles\2022\22K10004 MacDoodles 1499 SW Market L3M01_01_CIVIL_03-DWG_Sheet\Pop\22K10004 - SPTS - SITE PLAN.dwg Layout: SITE PLAN

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	
			DRAWN BY: CMA
			CHECK BY: PJJ
			LICENSE NO. PE-2021027777
			DATE: 07/12/2022
			ISSUED FOR: PJP
			JOB NUMBER: 22K10004

PRELIMINARY DEVELOPMENT PLAN
MACDOODLES 1499 SW MARKET STREET

SITE PLAN

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C103
3 OF 7