

# SAPP DESIGN ARCHITECTS

January 22, 2021

Mr. Mike Weisenborn  
Project Manager  
City of Lee's Summit, MO

Re: Lee's Summit Branch Library, MCPL, 150 NW Oldham Road  
Variance Request for Parking and Landscaping at Setback

Dear Mike:

We are requesting a variance to the requirement for parking spaces to be at least 20' setback from a Right Of Way or edge of public street, and therefore the requirement for a 20' landscape zone. Per the attached site plan, we are proposing new spaces which are a continuation of an existing parking lot on the Summit Shopping Center property, but which is included as part of the PDP application for the Library. The parking spaces which are beyond the 20' setback are at an angle, with the average setback then being approx. ten feet, instead of twenty feet. The property line and ROW line is currently 20' from the street edge; therefore the proposed parking spaces are an average of approx. 30' from street edge. There are also two minor encroachments of curb and paving across the setback line, also shown on the attached site plan.

It is our proposal that the proposed spaces would have no detrimental impact, but which would improve parking availability and access to the Library. (The Lee's Summit Branch is one of the most used branches in the MCPL system.)

Please feel free to call should you have any further questions.

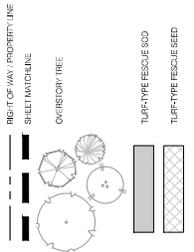
Respectfully,  
SAPP DESIGN ASSOCIATES ARCHITECTS, P.C.



James C. Stufflebeam, AIA  
Vice President, Sr. Project Manager

Attachment: Site Plan

**LANDSCAPE UNDERSTORY LEGEND:**

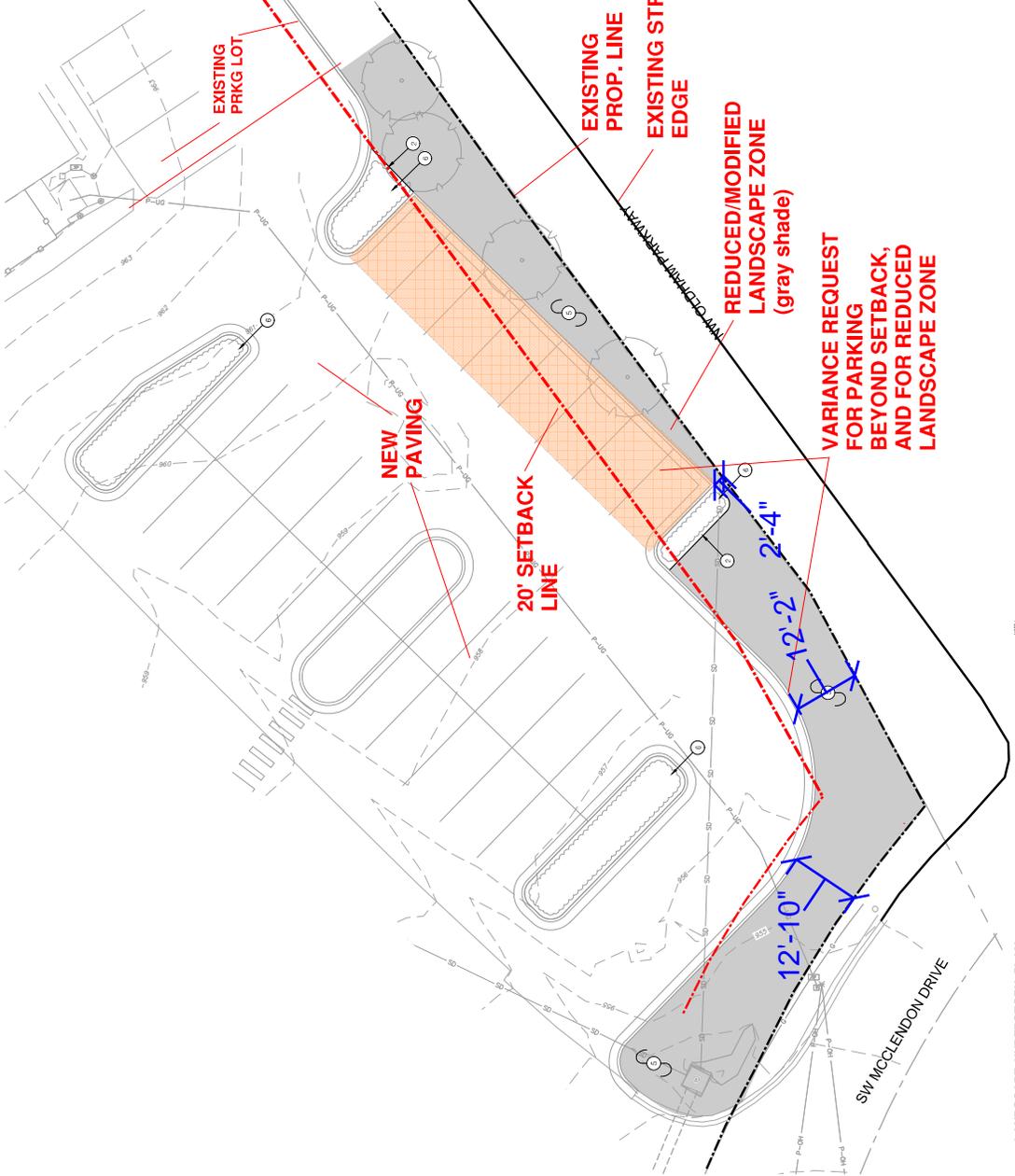


**LANDSCAPE PLAN NOTES:**

1. EXISTING PLANTING BED TO REMAIN
2. INSTALL STEEL BED EDGE. REF: 41.500
3. INSTALL CURB BED EDGE. REF: 54.500
4. AREA TO BE SEEDD WITH TURF-TYPE FESCUE SEED. REF: SPECIFICATIONS
5. AREA TO BE SOGGED WITH TURF-TYPE FESCUE SOD. REF: SPECIFICATIONS
6. PLANTING BED A HARDWOOD MATCH. REF: LANDSCAPE GENERAL NOTES. LANDSCAPE DETAILS & SPECIFICATIONS

**PLANT SCHEDULE**

PLANT	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT TOTAL
1	SPRING PLANTING BED TO REMAIN	1.00" x 1.00"	1	1
2	STEEL BED EDGE	41.500	1	1
3	CURB BED EDGE	54.500	1	1
4	TURF-TYPE FESCUE SEED	REF: SPECIFICATIONS	1	1
5	TURF-TYPE FESCUE SOD	REF: SPECIFICATIONS	1	1
6	HARDWOOD MATCH	REF: LANDSCAPE GENERAL NOTES	1	1



1 LANDSCAPE UNDERSTORY PLAN

**VARIANCE REQUEST  
 ENLARGED SITE PLAN  
 1-22-21**