

06/21/21

South Lee's Summit Chipotle Mexican Grill

Comment #10 – Building Architecture:

*The building's architecture is unlike any non-industrial building in Lee's Summit. Please quantify the percentage of metal panel used on each of the four building elevations. The highest percentage of metal panel typically approved in the past has been around 40%. The shadow rib metal panel that constitutes the majority of the building's exterior is typical for our industrial building areas, but not for commercial areas. The type of metal panel approved in the past for commercial application has been aluminum composite metal (ACM) panels. This type of metal and depending on the amount will have to be discussed at the Planning Commission and City Council meeting. The proposed elevation currently does not meet the UDO Section 8.180. A.1 and 2 for the offset requirements, nor does it not meet the four-sided architecture requirements found under Section 8.180.B. Please make sure to somehow dress up the side that is facing the highway.*

RESPONSE:

The building elevations have been updated in response to the comments noted above. Due to Chipotle trade dress requirements and the critical nature of the design intent for this building due to this location being a flagship store for Chipotle's freestanding SEAM (digital forward) concept, an exception to the 40% is being requested.

To meet Chipotle's design intent the metal panels must be the outside layer of the building, to achieve this effect while keeping the panels to a minimum the amount has been reduced to ≈50% (see elevations for exact numbers). The panels themselves are not the same as observed on the local industrial buildings in the area but are prefinished architectural panels with hidden fasteners and a unique form. As well as the panels having a clean, sharp, professional look, they are also a part of Chipotle's design history, a reference to their roots as well as building to the future of the brand.

Not only has the building design reduced the metal panels to be as minimal as possible, but further adjustments were made to make the building a four-sided design (§8.180B). And to integrate the forms and provide offset relief (§8.180 A.1 & 2), reveals of horizontal banding have been added to the interior layer of the building, providing a continuous datum along all sides of the store.

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