

DEVELOPMENT SERVICES

**Commercial Preliminary Development Plan
Applicant's Letter**

Date: Wednesday, October 01, 2025

To:

Property Owner: LS INDUSTRIAL LLC

Email:

Property Owner: PFIZER INC

Email:

Engineer/Surveyor: Engineering Solutions

Email: mschlicht@es-kc.com

Review Contact: MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

Applicant: East Village Investors, LLC

Email:

From: Grant White, Project Manager

Re:

Application Number: PL2025207

Application Type: Commercial Preliminary Development Plan

Application Name: East Village - PDP

Location: 1 SE PFIZER WAY, LEES SUMMIT, MO 64081
100 SE BAILEY RD, LEES SUMMIT, MO 64081
1001 SE M 291 HWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, October 14, 2025 . Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Planning Commission and City Council Presentations

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than 4:00 pm on the Tuesday prior to the Planning Commission meeting.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 300 feet from the boundaries of the property for which the application is being considered at least 15 days prior to the hearing. Sample notices are available. The notice must include:
 - time and place of hearing,
 - general description of the proposal,
 - location map of the property,
 - street address, or general street location
 - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the sent notice .

2. Notice Signs.

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

3. Neighborhood Meeting. One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Commercial Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. SIDEWALKS. 1) Sidewalks shall be provided along both sides of all proposed streets. Due to the plan scale and line weights and colors, it isn't evident on the sidewalk plan that sidewalks are provided along both sides of all streets as required by the UDO. 2) To promote additional pedestrian connectivity, sidewalk connections shall be provided from the streets into each of the individual lots. This previously made comment has not been addressed on all proposed lots.

2. BUILDING FOOTPRINTS. Dimension all proposed building footprints. Also dimension all distances between the proposed building footprints to the surrounding property lines.

This previously made comment has not been addressed on all lots.

3. LIGHTING. Provide photometric plans for the proposed development in accordance with UDO Section 8.230. All proposed lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270, 8.280 and 8.290 as applicable.

Add a note to the plans indicating that development will comply with the lighting requirements cited above, to be confirmed at that the time of final development plan.

4. PHASING. Provide a phasing plan for the development.

The response letter states that the comment above has been addressed on Sheet C.101, but no phasing lines or other phasing denotation appear to be provided for the overall development. There is no small note indicating that the apartment development will be done in two phases. Does this mean that the entire development will be done as a single phase except for the apartments?

5. DEVELOPMENT DATA TABLE. Complete the blank table cells for the required parking ratio and required parking number information; and impervious coverage information for the entire development on Sheet C.101.

6. APARTMENT UNIT BREAKDOWN. The total number of apartment units shown in the breakdown for phase apartment phases doesn't match the label on the building footprints. The breakdown table indicates 250 and 320 units for phases 1 and 2. However, the labels on the building footprints indicate 240 and 310 dwelling units in the respective phases. Revise the listed density and parking space calculations in the data table to reflect the correct numbers of units. See Table 8-1 under UDO Section 8.530 for the required parking calculations for multi-family.

7. ZONING INFORMATION. Revise the "Current Zoning" information on the cover sheet to include the existing PI (Planned Industrial) zoning south of SE Bailey Rd.

8. PARKING LOT SETBACKS. Ensure that all proposed parking lots comply with the minimum 20' setback from all rights-of-way.

In response to the comment above, the response letter states that any deviations are called out on Sheet C. 101. No deviations appear to be called out to the 20' parking lot setback. Does this mean that all parking lots will comply with the minimum 20' setback from all ROW? An accompanying modification letter states that a 10' setback is requested along the M-291 Hwy development frontage. Please confirm the intent as to parking lot setbacks.

9. TRASH ENCLOSURES. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

In response to the comment above, it is stated that additional evergreen landscaping will be provided between the compactor location and the adjacent highway to screen its view. Provide photos and/or specifications of the compact to provide a sense of scale of the equipment for staff to evaluate the request to use evergreen plantings in lieu of the required masonry screen walls.

10. BUILDING ELEVATIONS. Elevations for all four sides of the proposed townhomes is required to be submitted.

The previously made comment has not been addressed.

11. OPEN SPACE--MULTI-FAMILY. Label the sq. ft. and acreage of the various open areas denoted in green on the amenity plan.

12. COMMERCIAL/TOWNHOME INTERFACE. A landscape buffer shall be provided along the south and east sides of Lot 20 where the commercial building sits adjacent to the townhome area so as to provide a physical and visual buffer between the two uses.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Recommend a meeting to discuss water line plan and sanitary sewer plan geometry. Also to separate public versus private and sizing. Final plan shall include proposed sizing to sanitary sewer lines and water lines.

2. Separate water mains from parallel storm and sanitary sewers by at least 10 feet. There were some storm lines too close to water mains.

3. Do not install a public water main next to a building.

4. Install private water mains to avoid putting public water mains in parking lots.

5. Serve Lot 3 from the sanitary sewer along Bailey, to the south. This will eliminate the need for the sewer along Oldham Road. Also, the sewer serving Costco and the gas station would be private.

6. Background on Lot 1 has some inconsistencies shown on C.301. There is a sewer shown as new on the east side of the property that appears to be in error. It does not appear to be tied into anything or to serve the property. Also, some of what I believe to be the existing abandoned sewer (8" and 6") is shown as new. This should be screened back.

7. On Sheet C.302 on the west side of the property, along Lot 8, it appears that the plan is to tie into the existing private 8" sewer (south of existing MH 39-005). A new sanitary sewer should be shown, as this old private sanitary sewer would likely not pass any test for functionality.

8. Sheet C.303: All lots along 16th St. within Maddox Acres subdivision should be served by sanitary sewer along 16th St. Serving the western lots of Maddox Acres in the rear is not allowed by the Design and Construction Manual without a waiver, and the eastern lots of Maddox Acres would not be able to be served in the rear because sanitary sewer cannot be placed within the fill comprising the detention basin dam.

9. Previous comments related to the storm study for the southern portion (i.e., the non-Costco portion) were not addressed. Response to comments letter from the applicant's engineer states the emergency spillway will consist of an enclosed pipe system rather than a broad-crested weir, but nowhere on the plans or report was this shown or discussed

10. It is assumed that a stream buffer waiver will be sought after approval of the Preliminary Development Plan, and as such, any approval of the Preliminary Development Plan is contingent upon future approval of this waiver.

11. Additional design details are needed on the southern detention basin adjacent to Maddox Acres similar to what is shown for Costco. As previously discussed, it was stated in the response to comment letter that the emergency spillway was going to consist of an enclosed system, but was not shown on the plans, or discussed within any revised stormwater report.

12. Phasing plan was incomplete. Noting that "everything south of..." does not explain when particular utilities will be installed such as water line loops, sanitary sewer extensions, road connections, and road improvements to 16th St. A more detailed phasing plan is needed.

13. It appears the south detention basin along Maddox Acres is being excavated below grade with a major portion of the storage below existing grade. It is difficult to determine since there are no elevation callouts associated with the contours. If it is below grade, has there been any assessment of whether this basin will fill with groundwater, thus subtracting from the available storage?

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

6. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

9. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Provide a public and private hydrant plan.

10. For access around the apartment buildings:

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Correct all applicable around the apartment buildings.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. The line work at Bailey is confusing. Storm lines and curb lines do not match up lanes don't match up, islands dont go through the intersections where it should and appears to go through where it shouldn't.
2. Comments from MoDOT are still forthcoming. Staff will not give final approval until MoDOT comments have been received and addressed.
3. 16th Street will be subject to the City's Unimproved Road Policy and will need to be brought up to full urban standard. Plans do not reflect these improvements.
4. Staff still requests that the Fuel Islands be reoriented to force gas customers to use the far east entrance.
5. An updated Traffic Impact Study was not received.