



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

PLANNING REVIEW

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. **ADDED TO C.103, C.104.**

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. **ADDED TO C.103.**

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. **ADDED TO C.101.**

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. **ADDED TO C.101.**

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? **ADDED TO C.101.**

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. **REVISED TABLE.**

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. **REVISED TABLE.**

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. **REVISED.**



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. **ADDED VARIANCE TABLE.**

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 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. **ADDED NOTE TO C.103.**

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. **SEE ARCH.**

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

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. **SEE PHASE 2. NOW MULTI-FAMILY.**

ENGINEERING REVIEW

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. **ADDED LABELS FOR PUBLIC AND PRIVATE.**

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. **MOVED WATER LINE.**

3. Do not install a public water main next to a building. **REVISED TO PRIVATE.**

4. Install private water mains to avoid putting public water mains in parking lots. **REVISED TO PRIVATE.**

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. **REMOVED SEWER ALONG OLDHAM.**



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. **EXISTING EAST SANITARY LINE SCREENED.**

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. **REVISED.**

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. **NOW PART OF EAST PHASE 2.**

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 **THE GRADING WILL REQUIRE THE STORM TO DRAIN BETWEEN THE TWO BUILDINGS. THE PLUNG PULL WILL CONVEY THE STORM WATER TO THE SOUTH OF 16TH STREET VIA AN ENCLOSED PIPE SYSTEM**

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. **ACKNOWLEDGED.**

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. **MOVED TO PHASE 2**

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. **NOW PART OF EAST PHASE 2.**

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? **MOVED TO PHASE 2**

FIRE REVIEW

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. **ADDED PUBLIC AND PRIVATE FHs.**

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

1. The line work at Bailey is confusing. Storm lines and curb lines do not match up lanes don't match up, islands don't go through the intersections where it should and appears to go through where it shouldn't.

ADDED EXISTING SURVEY INFORMATION FOR EXISTING TIE IN.

2. Comments from MoDOT are still forthcoming. Staff will not give final approval until MoDOT comments have been received and addressed. **ACKNOWLEDGED.**

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. **NOW PART OF PHASE 2.**

4. Staff still requests that the Fuel Islands be reoriented to force gas customers to use the far east entrance. **FUEL CENTER HAS BEEN MOVED TO THE EAST AND REORIENTED**

5. An updated Traffic Impact Study was not received.

Please direct any questions or concerns to Matthew Schlicht at 816-623-9888 ext. 01