

**City of Lee's Summit**  
**Department of Planning & Development**  
Phone (816) 969-1600 Fax (816) 969-1619

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

**Date:** Friday, April 20, 2012

**To:**

**Property Owner:** STANLEY  
EVENT SPACE LLC THE

Email:  
bryan@thestanleyeventspace.com

Fax #: <NO FAX NUMBER>

**Applicant:** TRI ARCHITECTS &  
CONSTRUCTORS

Email: justin.g@tri-ac.com

Fax #: (573) 374-4080

**Engineer:** ENGINEERING  
SOLUTIONS

Email: mschlicht@es-kc.com

Fax #: (816) 623-9849

**Applicant:** Jennifer Hendricks

Email:  
jen@thestanleyeventspace.com

Fax #: <NO FAX NUMBER>

**From:** Chris Hughey, Planner

**RE:** PL2012036

Commercial Preliminary Development Plan for Stanley Event Center Addition, The  
308 SE DOUGLAS ST, LEES SUMMIT, MO 64063

**Tentative Schedule**

Submit revised plans by noon on Tuesday, May 01, 2012 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Applicant Meeting 04/25/2012 09:00 AM: **04/25/2012**

Planning Commission Meeting 05/22/2012 05:00 PM: **05/22/2012**

City Council Public Hearing 06/21/2012 06:15 PM: **06/21/2012**

City Council Ordinance 07/12/2012 06:15 PM: **07/12/2012**

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 Permitting and Plan Review Division of the Codes Administration Department at 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, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Planning and Development staff no later than the day of the Planning Commission meeting by 4 pm.

## Notice Requirements

### 1. Notification of Surrounding Property Owners.

- **Mail Certified Notices.** The applicant must mail certified letter notices to all property owners within 185 feet 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 Planning and Development 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 notice sent.

### 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.

## Conditions and Corrections:

Engineering Review	Gene Williams	Senior Staff Engineer	(816) 969-1812	Corrections
--------------------	---------------	--------------------------	----------------	-------------

---

1. The old portland cement concrete entrance from SE Douglas Street must be removed and re-graded to match the existing brick pavers to the northwest and southeast. The curb and gutter shall be installed at full height throughout the old entrance.

2. The existing portland cement concrete entrance from SE Douglas Street must have brick pavers installed to match the existing pattern. This will require the removal of brick pavers beyond what is shown on the Preliminary Development Plan (i.e., the removal area for the brick pavers will need to be "squared off" rather than as shown).

3. A site visit on April 16, 2012 revealed that the existing drainage pattern for the existing parking lot is down the middle of the parking lot toward SE Douglas Street with little or no drainage directed toward

the "private alley" (i.e., the asphalt-surfaced area between the existing parking lot and the existing buildings). Since post-development runoff is being proposed down the "private alley", and since very little if any stormwater runoff is currently being directed down the "private alley", this will trigger the requirement that the 100 year water surface elevation be 2 feet below the adjacent building openings along the "private alley" (i.e., the doorways).

4. Since the requirement that the 100 year water surface elevation be at least two feet below any building opening along the "private alley", it appears that the direction of stormwater down the "private alley" will not be possible.

5. Since it appears that the "private alley" will not be a suitable location for the discharge of stormwater generated by the site, the City will need to know what other options will be pursued. It may be acceptable to extend the public storm sewer system from the existing curb inlet on SE Douglas Street to a point (i.e., a new curb inlet?) adjacent to the property. A suitable collection system might be constructed and connected to this point.

<b>Fire Review</b>	<b>Jim Eden</b>	<b>Assistant Chief</b>	<b>(816) 969-1303</b>	<b>Condition(s) of Approval</b>
--------------------	-----------------	------------------------	-----------------------	---------------------------------

---

1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. "Fire Department- IFC 304.3.3 Capacity exceeding 1.5 cubic yards.Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m3)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines."

Dumpster enclosure not shown. For information only.

<b>Traffic Review</b>	<b>Michael Park</b>	<b>City Traffic Engineer</b>	<b>(816) 969-1820</b>	<b>Corrections</b>
-----------------------	---------------------	------------------------------	-----------------------	--------------------

---

1. No Traffic Comments on the Site Development Plans. The parking evaluation has not been completed and associated for parking will be reflected in the staff report or communicated to the applicant as issues arise.

<b>Planning Review</b>	<b>Chris Hughey</b>	<b>Planner</b>	<b>(816) 969-1603</b>	<b>Corrections</b>
------------------------	---------------------	----------------	-----------------------	--------------------

---

1. Provide material and/or color samples of the brick, stone, and cedar exterior materials. In addition, label all exterior material and colors on all four elevations.

2. On the building elevations it is difficult to distinguish between the cedar and stone materials. Please differentiate these materials through texture or line weight changes.

3. The base of the front elevations of the center two tenant spaces appear to have notable portions of exposed concrete. Staff highly recommends continuing the brick/decorative brick work in these areas to minimize the amount of exposed concrete to the extent feasible.

4. How will tenant space signage be provided for the center left tenant space? The "STANLEY" building sign appears to use all of that tenants potential signage area. Staff would recommend locating the "STANLEY" sign to the second floor above the balcony opening.
5. What is the material and color of the exposed staircase on the rear of the building?
6. Add a note to the rear elevation that the service doors shall be painted to match the surrounding facade.
7. The large blank walls along the south and north elevations do not meet the UDO requirements for 4-sided architecture. The south elevation is highly visible. Staff would recommend adding elements (i.e. windows, decorative brick work, faux windows, etc.) to break up this large blank wall.
8. The top row of decorative brick work on all 4 elevations is not consistent among the elevations. Please correct accordingly.
9. Will there be exterior lighting (wall or pole mounted) on the roof terrace? If so provide those locations and provide cut-sheets of all anticipated exterior light fixtures.
10. Provide the anticipated sizes and species of all roof terrace plantings. Show plantings that are taller than the roof parapet wall on the building elevation sheets.
11. What is the purpose of the decorative rock in the top left corner of the roof terrace?
12. Is the hatched area in the bottom left corner of the roof top terrace a stage? If so, provide a label.
13. All roof top mounted mechanical equipment shall be screened equal to the height of the units. Provide specification sheets of anticipated roof top mounted units.
14. Parking feasibility needs to be resolved. See Traffic comments from Michael Park.