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## PLANNING AND DEVELOPMENT

### Commercial Preliminary Development Plan Applicant's Letter

**Date:** Friday, May 31, 2013

**To:**

**Applicant:** CURRY REAL ESTATE - Mike Sweeney      Email: msweeney@curryre.com      Fax #: (816) 452-4757

**Engineer:** SCHAGEL & ASSOCIATES - Jeff Skidmore      Email: js@schlagelassociates.com      Fax #: (913) 492-8400

**Architect:** SCHARHAG ARCHITECTS - Jeff Schroeder      Email: scharhag@att.net      Fax #: (816) 221-9298

**Property Owner:** CURRY REAL ESTATE - Mike Sweeney      Email: msweeney@curryre.com      Fax #: (816) 452-4757

**From:** Chris Hughey, Planner

**Re:**

**Application Number:** PL2013068

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** SUMMIT CENTER PAD SITE BUILDING

**Location:**

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#### Tentative Schedule

Submit revised plans by noon on Tuesday, June 18, 2013 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Applicant Meeting 06/05/2013 09:00 AM: **06/05/2013**

Planning Commission Meeting 07/09/2013 05:00 PM: **07/09/2013**

City Council Public Hearing 08/01/2013 06:15 PM: **08/01/2013**

City Council Ordinance 08/15/2013 06:15 PM: **08/15/2013**

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

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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

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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.

### Analysis of Commercial Preliminary Development Plan:

<b>Planning Review</b>	Chris Hughey (816) 969-1603	Planner Christopher.Hughey@cityofls.net	Corrections
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1. Landscaping. On Sheet L-1 correct note #4 to specify all deciduous tree plantings shall have a minimum caliper of 3 inches and all evergreen trees shall have a minimum height of 8 feet at the time of planting.

2. Landscaping. Submit a letter or other documentation from MoDOT of the acceptance of shrubbery in the MoDOT right-of-way for Oldham Pkwy.

3. Landscaping. Correct the open space tree requirement calculations. This should follow the same methods used for the open space shrubbery calculations (47,404/5,000). 10 open space trees will be required.

4. Landscaping. The new painted parking lot islands need to be converted in to standard curbed parking lot islands with landscaping material and sod.

Please note the impervious surface calculations will need to be updated to account for this additional pervious area.

5. Landscaping. The parking lot screening shrubs follow a calculation of 12 shrubs per 40 linear feet of parking lot frontage. Also, please note street frontage shrubs are included within this calculation and not in addition to it.

6. Sheet A2. Show and label the roof top or ground mounted mechanical units on the building elevations and site plan. Please note roof top units will be required to be screened by the buildings parapet wall equal to the height of the units and ground mounted units shall be screened by landscaping material or screening wall equal to the height of the units.

7. Sheet SL1 - Lighting. All new parking lot pole lights shall use LED light fixtures. Please correct the AS1 specification sheet and note on Sheet SL1.

8. Accessible Parking Space signage. Provide a detail of the accessible parking space signage. Please note sign model number R7-8 shall be used.

9. Parking. Staff would like to verify that enough parking spaces will be provided for the entire center. Please submit a list of current tenants with approximate gross square footages.

10. Parking. Provide a detail/section of the proposed parking lot thickness construction. Please note parking lot construction methods shall comply with the standards in Article 12 of the UDO or the residential road design in the Design and Construction Manual.

11. Parking. Based on the center's parking needs the parking lot spaces shown behind the main building will likely be required to be added to meet necessary parking calculations. In addition, several of the existing rear parking spaces will need to be re-stripped due to fading paint.

12. Driveway relocation. Please verify the landscaping trees added by the recently approved "Freddy's Steakburgers and Frozen Custard" development along the south side of the driveway islands will not be removed with the driveway realignment.

13. Photometrics. Add footcandle measurements (photometrics) to the Site Lighting Plan (sheet SL1).

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**Engineering Review**

Gene Williams  
(816) 969-1812

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

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1. Please show all existing easements on all plan sheets. At least one (1) known public easement exists for the sanitary sewer. This will help to determine whether encroachments exist.

2. Are the existing flumes for stormwater in satisfactory condition? The adjacent property will be updating and installing new flume gutter sections for their project, and it will be beneficial to look at the existing condition of these facilities to determine whether this is necessary.

3. Sheet C4: Sanitary service should have a cut-in wye rather than a tee.

4. Sheet C4: Please be aware that the location of the water meter may change based on landscaping (i.e., trees, shrubs, etc.). The water meter should be placed in a readily-accessible area.

5. Sheet C4: All easements must be shown on the Preliminary Development Plan. Please see previous comment concerning the location and description of easements.

6. Are there any plans to coordinate the construction activities with the adjacent development (i.e., Freddy's)? It would appear that the driveway may be an issue that could be coordinated between the two parties.

7. Please provide a statement in your response to comments which addresses stormwater post-development release rates not being applicable due to the exception granted by the Design and Construction Manual (i.e., Section 5601.3A(2)).

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Complete
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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.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. To accommodate separate left-turn and right-turn egress from the driveway onto Oldham Pkwy, can the driveway be widened to at least 37' (Back of Curb to Back of Curb), 40' preferred total width (BOC-BOC).

2. Increase the driveway curb radii at the intersection of Oldham Pkwy to better accommodate right-turn traffic (e.g. truck movements).