

**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, March 16, 2012

**To:**

**Property Owner:** ASSOCIATED  
PEDIATRIC INVESTORS LLC

Email: lspgim@netzero.net

Fax #: <NO FAX NUMBER>

**Applicant:** HOLLIS & MILLER  
GROUP INC

Email:  
dmandelkern@hollisandmiller.com

Fax #: (816) 525-3028

**Engineer:** KAW VALLEY  
ENGINEERING

Email: wood@kveng.com

Fax #: <NO FAX NUMBER>

**From:** Chris Hughey, Planner

**RE:** PL2012023

Commercial Preliminary Development Plan for RAINTREE PEDIATRICS  
995 SW 34TH ST, LEES SUMMIT, MO 64082

**Tentative Schedule**

Submit revised plans by noon on Tuesday, April 03, 2012 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Applicant Meeting 03/21/2012 09:00 AM: **03/21/2012**

Planning Commission Meeting 04/24/2012 05:00 PM: **04/24/2012**

City Council Public Hearing 05/17/2012 06:15 PM: **05/17/2012**

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

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.

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**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.

## Conditions and Corrections:

Planning Review	Chris Hughey	Planner	(816) 969-1603	Corrections
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1. All parking light pole lighting shall be LED light fixtures.

2. All parking light pole lights within 100 feet of the east property line shall have a maximum mounting height of 15 feet inclusive of the base. Pole lights outside of this 100 foot distance may increase their overall mounting height to 20 feet. Staff recommends a uniform overall mounting height for all pole lights of 15 feet (inclusive of the base).

3. Provide manufacturers specification sheets for all exterior lighting, including pole lights, wall mounted lights, under canopy lighting, and decorative lighting.

4. The photometric diagram shall include measurements to the east property line. Footcandles shall not exceed 0.5 footcandles at the east property line.

5. Provide maximum versus minimum lighting ratios.

6. The service doors on the rear/south facade shall be painted to match the surrounding facade (i.e. the brick or stucco colors).

7. Add a note to the accessible parking space signage stating the sign model R7-8 shall be used.

8. Provide a note or detail stating that all parking lot and driveway curbing shall used CG-1 curbing.

9. Label and dimension on the site plans the existing sidewalks along SW Ward Road and SW 34th Street.

10. Modification Request. Staff has reviewed your modification request regarding the street frontage trees. Staff would not be supportive of an overall exemption to the street trees requirements. That said we would consider alternate methods or plant materials. In addition, street trees can be grouped or clustered and do not have to be evenly distributed along the street frontage. We would be glad to meet with you to discuss other options/methods you would like considered.

11. All new deciduous trees shall have a minimum caliper of 3 inches and all new evergreen trees shall have a minimum height of 8 feet at the time of planting. These trees size requirements do not apply to existing trees.

12. Parking lot screening. It appears the screening of the parking lot along SW Ward Road and SW 34th Street is accomplished by alternating shrub rows and earthen berms. Delineate the earthen berms on the site plans. Please note that the earthen berms shall have a minimum height 2.5 feet and not have a maximum slope exceeding 3:1.

If this is not the intended parking lot screening method then the total required parking lot screening shrubbery along SW Ward Road is 104 shrubs ((345ft of parking lot frontage / 40) x 12) and along SW 34th Street the total required shrubbery is 42 shrubs (((165ft of parking frontage - 26ft of driveway) / 40) x 12))). Note: Street frontage shrubs may be included within parking lot screening shrubs and not in addition to.

13. Staff is supportive of using the existing wood fence and trees along the east property line as part of the required high impact buffer requirements. The additional trees and shrubs meet the high impact buffer requirements.

<b>Engineering Review</b>	<b>Gene Williams</b>	<b>Senior Staff Engineer</b>	<b>(816) 969-1812</b>	<b>Corrections</b>
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1. Landscape plan shows large oak trees within an easement. The City only allows small ornamentals and shrubs within utility easements.

2. White pine trees are shown within easements. The City only allows small ornamentals and shrubs within utility easements.

3. The water main shown on the west side of the lot only serves one lot (i.e., this development). As such, the water line should be removed and abandoned, and a backflow vault will need to be installed near the property line in the northwest corner of the site. The water main beneath 34th Street may be allowed to remain as public, but a backflow vault should be installed with a restrained valve on the property owner's side. The domestic line and irrigation line may be allowed to connect prior to the

backflow vault and prior to the restrained valve. Please see Section 6900 I of the Design and Construction Manual for further information and details.

4.

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

2. Fire Department- IFC 505.3 Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Mark the lane along the west side of the building.

3. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

Verified at plan review.

<b>Traffic Review</b>	<b>Michael Park</b>	<b>City Traffic Engineer</b>	<b>(816) 969-1820</b>	<b>No Comments</b>
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