

PLANNING AND DEVELOPMENT

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

Date: Tuesday, July 08, 2014

To:

Property Owner: CORPORATE
HOLDINGS II LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: U-Haul / Amerco Real Estate
Co

Email: jim_lorimer@uhaul.com

Fax #: (602) 277-1026

Engineer: Sam Jacoby

Email: sam.jacoby@rasmithnational.com

Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2014082

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: U-Haul

Location: 1001 SE M 291 HWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Tuesday, July 22, 2014 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Applicant Meeting 07/09/2014 09:00 AM: **07/09/2014**

Planning Commission Meeting 08/12/2014 05:00 PM: **08/12/2014**

City Council Public Hearing 09/04/2014 06:15 PM: **09/04/2014**

City Council Ordinance 09/18/2014 06:15 PM: **09/18/2014**

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.

Analysis of Commercial Rezoning with Preliminary Development Plan:

Planning Review	Christina Stanton (816) 969-1607	Senior Planner Christina.Stanton@cityofls.net	Corrections
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1. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

2. Plat. Per the requirements of Section 16.020 of the Unified Development Ordinance (UDO), paragraphs C, E, F, and G, if it is intended that "Future Building B" shall have a separate lot and/or different ownership the property shall be platted.

3. Access Easement. A permanent access easement for the "future retail space" and along the entire southern property line shall be provided.

4. If the area in front of the building leading to the loading dock on the north elevation is intended to be utilized (drove or parked on) then this area shall be paved with either asphalt or portland cement. If this area is not intended to be utilized then the gravel shall be removed and it shall be seeded.

5. Curb Blocks. Per Section 12.120.F.1.e of the UDO the use of curb blocks in parking areas is prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb.

6. Elevations. Call out existing materials and any new materials and their colors. Are the existing fans on the south side of the building to remain? The existing overhead door and loading dock on the north? Conduit on the east side of the building? None of these items are called out on the elevations.

7. Architectural Relief. Horizontal and vertical breaks shall be incorporated into the building elevations as required per Section 7.220.A and B. This may be accomplished with the use of pilasters, wainscoting, faux windows, and/or by boxing in downspouts. The City is open to other potential architectural features that may accomplish the intended goal.

8. Mechanical Units. How will the existing and any new mechanical equipment be screened?

9. Fence. Provide a detail of the fence surrounding the covered RV area.

10. Landscaping. Provide calculations for required landscaping, justification for any landscaping not provided and a request for modification to the applicable landscape ordinance. In addition, move deciduous trees that are shown to be located in the pavement of the 2nd access drive.

11. Provide a detail of the roofed/covered RV spaces.

12. General Notes on Sheet C1. Notes #4, #6, #7, #23, and #26 shall be revised to reflect applicable state and local standards.

13. Lighting. Provide a Photometric Plan for site lighting and spec sheets for any proposed or existing lighting to be utilized.

14. Gravel is not permitted. Any areas that are currently gravel will need to either be paved with asphalt or cement or gravel removed and seeded. "Gravel paving" is still gravel and not pavement.

15. How many trucks will be stored on site at any given time?

16. All required off-site improvements shall be completed prior to certificate of occupancy.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Permeable pavement is called out on Sheet C4, but subsequent sheets refer to gravel. Please be aware that Public Works does not consider gravel as permeable pavement.

2. Please note that separate engineering plans for the off-site public improvements will need to be submitted with the Final Development Plan.

3. Sheet C13 states that the pavement thickness will be based on a geotechnical report. Please note that the City has specific requirements for pavement thickness contained in the Unified Development Ordinance Article 12 which must be followed. Any pavement design based on a geotechnical report must be the equivalent or better than that specified in the Unified Development Ordinance.

4. Sheet C13 specifies that "gravel pavement" will be constructed using No. 67 permeable stone. Please note that the City does not consider gravel to be "pavement".

5. Please show the location of the existing and proposed domestic water meter.
6. The "Storm Water Management Plan" dated June 16, 2014 includes Table 2 on page 2. Table 2 appears to show the allowable runoff using the flat-rate peak discharge design strategy under Comprehensive Control, but does not present the actual developed condition peak flow rates (i.e., the post-development peak flow rates for each subarea). Please revise the report as appropriate.
7. The "Storm Water Management Plan" dated June 16, 2014 discusses 40 hour extended detention being utilized for the project. Please keep in mind that credits are available if permeable pavement (i.e., as defined by the American Concrete Institute) is used on the site to decrease the amount, or in some cases elimination, of the 40 hour extended detention requirement.
8. If any waivers are being requested for the allowable peak discharge from a specific subarea, then please make this request within the stormwater report. From the appendices, it appears there are subareas which exceed the allowable peak discharge.
9. Please note that Missouri Department of Transportation (MoDOT) approval will be required for the stormwater discharge onto MoDOT right of way. This will be needed prior to approval of the Final Development Plan.
10. Please note that the off-site public improvement plans must be approved prior to approval of the Final Development Plan.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. All building and life safety items shall be in accordance with the 2012 International Fire Code and local amendments.

3. Fire Department- IFC 507.5.1 Where required.

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.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Action required: Provide a hydrant plan for the site. The current hydrants on site are "yard" hydrants from the building suppression system. Indicate how the system will be converted to a private system, including a back flow device (Public Works). Ref. NFPA 14, APWA, and LS Design and Construction Manual.

Hydrant coverage will need to be provided within 600 feet of the covered utility buildings in the covered RV area. Coverage will also be needed for the future retail space.

Hydrant water flow requirements and spacing shall be in accordance with IFC Appendix B and C.

8. Fire Department- An automatic fire sprinkler (suppression) system is required in accordance with the 2012 International Fire Code.

Action required: This will apply to the existing and new retail building. The existing sprinkler system shall be modified to the 2010 edition of NFPA 13.

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

Action required: Indicate the location of the FDC (fire department connection) for the exit and new building and provide supply hydrants accordingly.

7. IFC 905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet (60 960 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.

Action required: Class 1 Standpipe connections shall be provided in the warehouse area.

6. 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.

Action required: Fire lanes shall be clearly marked.

4. Fire Department- IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

5. Fire Department- IFC 506.1 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: Knox boxes and locks will be required on the gates and building.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
