

PLANNING AND DEVELOPMENT

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

Date: Monday, July 18, 2016

To:

Applicant: Paragon Star, LLC Email: fshort@legacytouch.com Fax #: <NO FAX NUMBER>

Engineer: GBA ARCHITECTS ENGINEERS Email: BBURTON@GBATEAM.COM Fax #: (913) 577-8312

Lawyer / Law Firm: BUSHYHEAD LLC Email: CHRISTINE@BUSHYHEADLAW.COM Fax #: <NO FAX NUMBER>

Property Owner: HAPPY VALLEY PROPERTIES LLC Email: Fax #: <NO FAX NUMBER>

Property Owner: JACKSON COUNTY MISSOURI Email: Fax #: <NO FAX NUMBER>

Property Owner: CITY OF LEES SUMMIT MO Email: Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2016135

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: PARAGON STAR

Location:

Tentative Schedule

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

Applicant Meeting 07/20/2016 09:00 AM: **07/20/2016 12:00 AM**

Planning Commission Meeting 08/23/2016 05:00 PM: **08/23/2016 12:00 AM**

City Council Public Hearing 09/15/2016 06:15 PM: **09/15/2016 12:00 AM**

City Council Ordinance 10/06/2016 06:15 PM: **10/06/2016 12:00 AM**

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.

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

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 Planning and Codes Administration Department at 816-969-1200.

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 Codes Administration Department staff no later than the day of the Planning Commission meeting by 4 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail 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 Codes Administration 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 sent notice .

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. Per the requirements of Section 16.020, in particular subparts F and G, all aprts of the development shall be platted. Currently, the preliminary plat appears to exclude the southeasternmost portion of the development that contains Parking Lot B, a number of lighting fixtures and that portion of the trail closest to Little Blue River.
3. Provide a map to correspond to the legal description for the rezoning/preliminary development plan. The map that is shown on Sheet G001 does not contain any of the distances or bearings from the description.
4. Label the zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned per Section 4.240.C.4 of the UDO.
5. Label the Point of Beginning on the preliminary plat map (Sheet G002).
6. Reconcile the difference in the first distance on the map versus the first distance in the legal description of the preliminary plat (line 3, Sheet G002).
7. Reconcile the directions North and East in line 35 of the legal description of the preliminary plat, versus South and West on the preliminary plat map (Sheet G002).
8. It appears that the overhead shade structure associated with the metal grandstand for Field #9 is within the sanitary sewer easement that cuts across the property diagonally. Provide clarification regarding what is actually in the sanitary sewer easement. Has this been approved by the Little Blue Valley Sewer District?
9. In addition, there appear to be a number of light fixtures located within the existing sanitary sewer easements. Have these been approved by the Little Blue Valley Sewer District?
10. Provide a parking demand study or other data, per Section 12.040 of the UDO, to establish the number of spaced required for this type of use. Staff suggests comparing the number of spaces provided per field at other metro soccer field locations such as Sporting KC, Swope Park, in Overland Park, etc.
11. Request a modification to Section 14.050.A.4, minimum acceptable caliper size for deciduous trees, for the flowering trees to allow for a 2 inch caliper.
12. Provide additional detail of the "Steel & Wood Slat Fence & Gates with integrated Signage".
13. Will all steel shade structures have photovoltaic arrays on top them?
14. Provide the material for the proposed soccer statue. A licence agreement will be required for the placement of the statue in the right-of-way. Staff members have expressed concern that vehicles may run into this structure. Additional discussion between the applicant and staff is needed regarding location, design, etc., for the statue.

15. Clearly indicate the location and dimension(s) of all proposed sidewalks on all plan sheets; it is very difficult to distinguish the boundary lines of the sidewalks on the grading plan sheets.

16. Are fields 6, 7, and 1 intended to have any spectator seating?

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It did not appear that the off-site water line extension was shown. Our notes indicate that a connection to the south (i.e., to Chipman Rd.), and an interconnect to the Kansas City water system would be needed. This should be part of the Preliminary Development Plan.

2. A water study would need to be performed to support the connections discussed above. This should be prepared prior to approval of the Preliminary Development Plan.

3. It appears there are encroachments into the Little Blue Valley sewer easements. These encroachments must be discussed with Little Blue Valley Sewer District to determine which will be allowed, and which will be prohibited. The contact at Little Blue Valley Sewer District is David Lilly, at 816-796-9191.

4. An overview sheet of the entire project (i.e., the on-site work) should be provided showing the location of all sanitary sewer lines, water lines, and storm sewer lines. A separate sheet should be provided showing the location of the off-site water line extension.

5. It appears there are several instances of public sanitary sewer lines being installed where they should be considered private. This would include the sanitary sewer running north/south through Lot 4, the sanitary sewer within the unlabeled lot number to the south, and the sanitary sewer running north/south through the middle of Lot 1.

6. Floodplain permits will be required for the project. These permits must show the limits of grading activities within the floodplain, and the permit is submitted to the City for approval. If a Conditional Letter of Map Revision based on Fill is desired, this must be submitted to FEMA. These would need to be completed prior to going forward with issuance of any infrastructure permits within the floodplain.

7. The limit of the public sanitary sewer should end at the southeast corner of Lot 2 rather than along the majority of the southern boundary of Lot 2 (as shown).

8. Notes are presented stating "proposed floodway". Does this refer to the upcoming flood maps?

9. General Comment: It is very difficult to determine the location of proposed water lines on the Preliminary Development Plan. Please ensure that the resubmittal clarifies the proposed locations of water mains. For purposes of the resubmittal, all interior water mains should be labeled as private, including fire lines. Public water mains along within easements adjacent to the right of way will be required. The public water main should be entirely-contained within the easement adjacent to the right of way.

10. Permits must be obtained from the United States Army Corps of Engineers (USACE), including any applicable 404 permits, wetlands permits, etc. This would be required prior to issuance of any infrastructure permits within affected areas.

11. The stormwater report states that all requirements of Section 5600 have been met. In fact, the stormwater detention requirements are not being met. Since detention is not being proposed, a waiver is required. Please revise

the report to state that a waiver to the detention requirements is being sought, along with the reasoning behind the waiver request. This will serve as the official waiver request.

12. A connection permit from the Little Blue Valley Sewer District will be required. Engineering plans for the connection must be submitted, and appropriate documentation and fees paid prior to submission (by the City) to the Little Blue Valley Sewer District. The connection permit would be required prior to issuance of any infrastructure permit for the development.

13. Please indicate the limits of all utilities to be installed during the first phase of the project.

14. No-rise certifications will be required for the new river crossings. A stream analysis will also be required in accordance with Section 5600 using appropriate river analysis software. This will not be needed prior to approval of the Preliminary Development Plan, but rather, before approval of any engineering plans for the river crossings.

15. A sanitary sewer analysis will be required prior to approval of the Preliminary Development Plan.

16. Where is the proposed connection point to the Little Blue Valley sewer? It is very difficult to determine where this is located. Please be aware that Little Blue Valley Sewer District will likely not approve of a connection to the larger lines bisecting the property.

17. Within the report entitled "Preliminary Stormwater Drainage Study" dated July 1, 2016, "Water Quality" is shown in the table of contents. There appears to be no discussion of water quality within the report. As discussed in previous meetings, the City would consider a waiver to detention requirements (i.e., peak outflow), but not the 40-hour extended detention of the 90% mean annual event, or BMPs in lieu of 40-hour extended detention (i.e., volumetric controls). This requirement cannot be waived.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

For information only.

2. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: Show the location of the FDC and hydrant(s) for the Field House and Clubhouse

3. 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.

Action required: Provide a hydrant plan for the project. If hydrant coverage is coming from outside the city, it needs to be shown i.e. the north concessions building. Also show hydrants along Paragon Parkway.

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Action required: The access through the center of the playing fields and to the concession stands shall be 20' wide and free of obstructions that would prevent the access of emergency vehicles for fire and medical emergencies. Gates shall be a minimum of 12 feet wide. Show all fire department access lanes, including those outside the city. Lanes shall provide an all weather surface capable of carrying the weight of emergency vehicles.

5. 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 listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: Sprinklered buildings shall be provided with with Knox boxes and any perimeter gates provided with Knox padlocks.

6. The Clubhouse is required to be provided with automatic fire sprinkler protection.

Action required: Show the fire main and FDC.

7. 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.

Action required: Provide water flow information.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Traffic/Transportation comments pending review of the traffic study, received on July 11th.

2. The right-in only driveway north of the westbound I-470 off ramp should be located as far north as possible (avoiding physical conflict with the bridge/culvert structure) to accommodate a northbound right-turn lane that has a design that meets the City's standards to the maximum extent (i.e. standard requires at least 350 feet of space for storage and taper immediately prior to the driveway).

3. Project requires MoDOT approval of traffic study and concurrence of traffic improvement recommendations.