
PLANNING AND DEVELOPMENT**Commercial Rezoning with Preliminary Development Plan
Applicant's Letter**

Date: Friday, August 19, 2016

To:

Applicant: ENGINEERING SOLUTIONS	Email: MSCHLICHT@ES-KC.COM	Fax #: (816) 623-9849
Property Owner: ALDERSGATE METHODIST CHURCH	Email:	Fax #: <NO FAX NUMBER>
Engineer: ENGINEERING SOLUTIONS	Email: MSCHLICHT@ES-KC.COM	Fax #: (816) 623-9849
Architect: BRAD HUS	Email: BHUS@NSPJARCH.COM	Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2016149
Application Type: Commercial Rezoning with Preliminary Development Plan
Application Name: KENBRIDGE APARTMENTS (AG & CP-2 TO PMIX)
Location: 350 SW M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Tuesday, September 06, 2016 (4 paper copies, 1 reduced (8 ½ x 11 copy).

Applicant Meeting 08/24/2016 09:00 AM:	08/24/2016
Planning Commission Meeting 09/27/2016 05:00 PM:	09/27/2016
City Council Public Hearing 10/20/2016 06:15 PM:	10/20/2016
City Council Ordinance 10/20/2016 06:15 PM:	10/20/2016

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. An application for a minor plat will need to be submitted.
3. Revise the title block on the civil sheets to match the architectural sheets, "Kenbridge Crossing".
4. Parking. Some parking counts are incorrect on Sheet C.100. Correct and revise "Parking Spaces" under "Proposed Apartment Site" to include a breakdown of the parking by surface, carports, detached and attached garages.
5. Is General Note #6 on Sheet C1.00 applicable to this development?
6. Provide a rezoning sheet that shows the boundaries of what is being rezoned (include legal description), show what current zones are and what zoning is for surrounding properties. Provide other information as required by Section 4.240 of the UDO.
7. Egress Lighting. Building #3 appears to have entry/exit points at both ends, but no egress lighting.
Building #4 appears to have an entry/exit on the south end, but no egress lighting.
Building #5 appears to have egress lighting on the north end where there is no entry/exist, but no lighting on the south end where there is an entry/exit.
Building #6 doesn't show egress lighting at the south entry/exit point.
Building #8 only have egress lighting for the south entry/exit point, not the north entry/exit point.
8. Staff suggest utilizing lighted bollards near the steps by the Clubhouse. Will the Clubhouse have any exterior building lighting?
9. Lighting type "SL 3" says "BRI-01" for the model #, but "Lamps" say "CFL". According to the spec sheet "BRI-01" is incandescent. These need to be LEDS.
10. Landscaping, Shrubs. It is fine to place the open yard shrubs around the buildings; however, street frontage shrubs are required to be located within the first 20' of the property line per Section 14.090.A.2 and 3 of the UDO. Revise the landscape plans to show the general location of proposed street frontage shrubs or provide a statement that the number and location shall meet the UDO. In addition, the total number of shrubs under "Total Requirements" on Sheet L1.00 is incorrect (34+32+168+75+35=344), revise accordingly.
11. M-150 Corridor Overlay. The following comments pertain to Sheet C.101:
A) Regarding #3--Add a crosswalk on SW Hollywood Drive, on the north side of the intersection and add sidewalk to connect directly to the crosswalk.
B) Regarding #4--According to the parking requirements in Article 12 of the UDO the minimum required parking is 380 spaces. Based upon my parking counts it appears that this plan has a total of 434 parking spaces (includes surface parking, carports, detached and attached garages). The purpose of #4 is to reduce the impervious coverage, if additional parking is needed (beyond what the UDO requires) provide a parking demand study to validate this need or forfeit the 5 points from this item.

- C) Regarding #5--Are all 5 spaces on the south side of the clubhouse going to be EV charging stations?
- D) Regarding #8--Show additional detail for garden area and water source.
- E) Regarding #9--The Engineer Comment does not seem to correspond to this item. Staff recommends additional connections be made to the adjacent school.
- F) Regarding #11--The Engineer Comment does not seem to correspond to this item, revise accordingly.
- G) Regarding #14--The Engineer Comment does not seem to correspond to this item, revise accordingly.
- H) Regarding #15--The Engineer Comment does not seem to correspond to this item, revise accordingly.
- I) Regarding #16--Provide a narrative. Will there be safe rooms in each building? Or in the Clubhouse? The Engineer Comment does not seem to correspond to this item, revise accordingly.
- J) Regarding #19--The Engineer Comment does not seem to correspond to this item, revise accordingly.

12. Provide an ownership affidavit.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please show the end of the road terminating beyond the northernmost entrances of Cheddington Dr. and Hollywood Dr. The City would be willing to enter into an escrow agreement for the completion of these segments in the future.
2. The sanitary sewer line does not appear to be shown extending to the northernmost plat boundary. It would appear the most logical point would be the northwest corner of the project.
3. A sanitary sewer study should be provided showing existing and future build-out, including all off-site watersheds draining to the sanitary sewer. This would include any PRI property to the north of the unplatted, privately-owned property to the north.
4. Please label all interior storm lines, water lines, and sanitary sewer lines as "PRIVATE".
5. Sheet L1.00: Please show the location of all City-owned utilities (i.e., public water, public sanitary sewer, and public storm lines), both existing and proposed, on the landscape plan. Trees must be a minimum of five (5) feet from any City-owned utility, as measured from outside the pipe to the outside of the mature tree trunk. Small ornamentals and shrubs are exempt from this requirement, provided the applicant is aware that any future maintenance work on the City-owned utility will not be replaced by the City.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 on the buildings and the accessible hydrant within 100 feet.

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 accessible hydrants to meet this requirement.

4. 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.

Action required: Fire lanes shall be designed to carry the weight of a 75,000-pound fire apparatus.

5. 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)

6. Provide a detail of the island in the roundabout.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Approved with Conditions

1. No comments regarding the development plan on-site or extension of Cheddington and Hollywood. Any recommended off-site transportation improvements (e.g. turn lanes along the public roadways and M-150) are pending a complete staff review of the submitted traffic study.