

PLANNING AND DEVELOPMENT

**Commercial Final Development Plan
Applicant's Letter**

Date: Friday, October 04, 2013

To:

Applicant: CHRISTIE DEVELOPMENT
ASSOCIATES, LLC

Email:

Fax #: (913) 649-4566

Engineer: KAW VALLEY ENGINEERING

Email: wood@kveng.com

Fax #: <NO FAX NUMBER>

Property Owner: GREAT SOUTHERN
BANK

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2013115

Application Type: Commercial Final Development Plan

Application Name: CASEY'S GENERAL STORE CONVENIENCE

Location: 805 SW M 150 HWY, LEES SUMMIT, MO 64082801 SW M 150 HWY, LEES SUMMIT,
MO 64082

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 816-969-1200.

Review Status:

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. This property is currently platted into two lots, with the building being shown on top of the property line. A minor plat shall be required to replat the lots into one lot. The plat will be required to be recorded prior to the issuance of a building permit. Please let me know if you have questions about that process.

2. This property is within the M-150 corridor overlay. Although the regulations for this corridor are not approved, to date, staff is curious how closely this development meets the M-150 corridor standards. What sustainability actions are being taken for this development and how does that compare to the point system listed in the M-150 corridor regulations? As this is one of the first developments in the corridor, staff is anxious to see how the requirements translates through an actual project.

3. The sidewalk along Lemans Lane should be aligned as such to connect with what is across Lemans Lane.

4. A convenience store is a conditional use in the CP-2 zoning district. The conditions to be met involve the City's CPTED review (Crime Prevention Through Environmental Design). Please refer to Article 9, Section 9.210 for reference and please see the attached information for your review. Essentially, we need the items within this section to be addressed through a written response and by indicating on a site plan or floor plan the information requested. CPTED approval is required prior to a building permit issuance.

5. A photometric plan is required. Refer to the Unified Development Ordinance (UDO), Article 7, Section 7.270 for specific information required. In addition, lighting specifications for proposed light fixtures, including parking lot lighting is also required.

6. Indicate the location of the exhaust poles for the underground fuel tanks.

7. Change the parking spaces in front of the building so they are not angled. Ninety degree parking is preferred.

8. Revise the label for the trash enclosure gate to call out a steel gate. The UDO requires trash enclosure gates to be steel and to be painted to be compatible with the color of the masonry walls it is to serve.

9. The enclosure on the back of the building indicates cedar fencing, the UDO does not allow this type of material for screening of mechanical units. The screening can be vinyl fencing, masonry, or screened by landscaping.

10. Proposed signs shall be submitted under separate cover as a sign permit. Sign Permits are reviewed by the Planning and Development Department and the application can be found online at cityofls.net.

11. The required number of parking lot screening shrubs have not been met along Regatta Drive. The formula for parking lot screening is as follows: A hedge consisting of at least twelve (12) shrubs per forty (40) linear feet that will spread into a continuous visual screen within two (2) growing seasons. Shrubs must be at least eighteen (18) inches tall at the time of planting and be of a species that will normally grow to at least two-and-one-half (2.5) feet in height at maturity and be suitable for the parking lot application. Please reference Article 14, Section 14.120 in the UDO for additional detail.

It appears approximately 10 shrubs are proposed along the parking area. A total of 30 shrubs are required.

12. Shrubs are required to be 5 gallon in size. Revise the landscape table to indicate the shrubs will be 5 gallon in size.

13. A canopy detail was not included in the submittal, please submit elevations for the canopy.

14. Provide an accessible sign detail. One in every eight required accessible spaces (but no less than one) shall be adjacent to an aisle eight feet wide clearly marked with a sign indicating that the space is "van accessible". All other accessible spaces shall have an adjacent aisle five feet wide. The City of Lee's Summit adheres to the R7-8 sign detail, which has a white background with a green border. Refer to Article 12, Section 12.080 (of the UDO) for additional information.

15. Provide pavement and curbing details. The UDO has specific requirements for thickness, refer to Article 12, Section 12.120 for more information.

16. A couple of the shrubs along Regatta Drive are within the sight distance triangle, please shift these shrubs, so there are outside of the triangle.

17. After reviewing the approved Preliminary Development Plan (PDP) for this site (approved in 2005), it was noted additional landscaping and berming was proposed along the Regatta street frontage. The reason for the additional

landscaping was because of the adjacent residential use/zoning across Regatta to the east (in relationship to the commercial zoning for this site). After reviewing the landscaping plan for the c-store and to comply with the approved PDP, it's been determined that a few of the deciduous trees be replaced with evergreen trees (8-feet) in height along the Regatta street frontage. Feel free to contact me to discuss further.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. A profile view should be provided for the private stormwater collection system.
2. The ADA-accessible ramps for all of the commercial entrances must delete the tactile warning strips. Tactile warning strips are only specified for public intersections.
3. KCMMB concrete mix must be specified for the comercial entrances (8" thick).
4. The redundant sanitary sewer lateral to the west of the proposed sanitary sewer lateral must be properly abandoned by removing the wye on the opposite side of Lemans Lane and replacing with a solid sleeve. The line beneath Lemans Lane may be abandoned in place.
5. A pavement detail must be shown in accordance with the Unified Development Ordinance (UDO) Article 12 "Parking". If asphalt is proposed, then fire lanes must be a minimum of 2" surface course over a 6" base course. The subgrade must be either a 12" prepared soil, 8" aggregate, or 9" flyash stabilized subgrade. For all other areas of the parking lot, the asphaltic concrete base course can be reduced to 5" thickness, with all other elements remaining the same. Please see the UDO for portland cement concrete specifications (if applicable).
6. An erosion and sediment control plan was not shown.
7. Clearly show and label the locations of public water valves. Valves typically become buried during construction activities and this should be clearly shown to avoid this possibility.
8. Clearly label the locations of private storm sewer. All storm sewer installed for this project will be designated as private to the point where it connects to the public manhole or curb inlet.
9. An ADA-accessible ramp must be provided at the southeast corner of Lemans Lane and Regatta Dr. The ramp should direct pedestrian traffic to the south (i.e., not to the east). It should be lined up with the existing ADA-accessible ramp on the south side of Lemans Lane.
10. Please show the outline of the ADA-accessible ramp on the south side of Lemans Lane.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Installation of the underground storage tanks shall meet IFC and Missouri Department of Resources requirements.

2. Fire Department- A Hazardous Materials Permit may be required for this project. Submit a completed permit application to the Fire Department for review.

A Hazardous Materials Permit application shall be submitted for the fuel dispensing operation.

3. IFC 304.3.3 Capacity exceeding 1.5 cubic yards.

Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Exceptions:

1. Dumpsters or containers in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Provide a sidewalk connection between the sidewalk along Lemans and the proposed parking lot (e.g. just east of the proposed driveway on Lemans).

2. Provide a bicycle rack on-site.