

PLANNING AND DEVELOPMENT

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

Date: Friday, September 01, 2017

To:

Applicant: LOWKAP LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: RENAISSANCE INFRASTRUCTURE
CONSULTING

Email: MSLUTTER@RIC-CONSULT.COM

Fax #: (913) 317-9501

Architect: HOEFER WYSOCKI

Email: KEVIN.BERMAN@HOEFERWYSOCKI.COM

Fax #: <NO FAX NUMBER>

Property Owner: LOWKAP LLC

Email:

Fax #: <NO FAX NUMBER>

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Property Owner: JOHN WALTON GILBERT DEC OF
TR

Email:

Fax #: <NO FAX NUMBER>

Property Owner: MAKOL PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017172

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: TUDOR AND SLOAN CONCEPT PLAN AND REZONING

Location: 1220 NW MAIN ST, LEES SUMMIT, MO 64086
25 NW TUDOR RD, LEES SUMMIT, MO 64086
15 NE TUDOR RD, LEES SUMMIT, MO 64086
912 NE DOUGLAS ST, LEES SUMMIT, MO 64086
813 NW MAIN ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Tuesday, September 19, 2017 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: September 06, 2017 at 09:00 AM

Planning Commission Meeting: October 10, 2017 at 05:00 PM

City Council Public Hearing: November 02, 2017 at 06:15 PM

City Council Ordinance: November 16, 2017 at 06:15 PM

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 Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals 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 stormwater 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.

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 Development Services 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, PowerPoint, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Notices.** The applicant must mail letter notices to all property owners within 185 feet from the boundaries of the property for which the application is being considered 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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@Cityofls.net	Corrections
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1. Please provide a rezoning exhibit addressing the following elements:

- B.1. Date Prepared
- B.2. Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;
- B.3. Scale-Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer’s scale of 1:50 or 1:100’, unless a different scale is specifically approved by the Director.
- B.4. Plan size maximum of 24” x 36” with one inch border
- B.5. North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.
- B.6. Vicinity map with north arrow indicating the location of the property within the City.
- C.1 Boundaries of the property to be rezoned.
- C.2 Legal description
- C.3 Existing and proposed zoning district(s) of the property to be rezoned.
- C.4. Zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned.

2. Conceptual Plan Comments

Staff offered the following comments based on the revised conceptual plan that was presented in a meeting held on 8/25/17. Once an official revised plan is submitted, staff may have additional comments.

- Staff is comfortable with the revised conceptual plan for the Tudor and Sloan area as it preserves industrial north of stream.
- Provide a narrative detailing the vision and justification for the industrial portion of the plan. This could include rationale for the proposed layout, proposed acreage, potential square footages, type of users that would be suitable for this area, what is current market trends for industrial/residential users, etc.

- Staff would not support any stream buffer modifications as the stream separation between residential and industrial is a key component of the approvable concept.
- The westernmost apartment units need to be shifted or cut out to account for the stream buffer.
- A sight line photo should be provided in the vicinity of the proposed residential looking into the industrial piece
- Gray out the development to the south of Tudor. This area will not be part of this concept plan or rezoning.
- Illustrate the proposed road connection to the industrial portion from adjacent properties to the east. (We may want to wait on this one since it will require a lot of work on the City’s part and may require negotiations with a nearby business.
- At the PDP stage staff will work with future applicants on specific design standards required by the P-Mix zoning
- Incentive possibilities for Main Street---for a later discussion
- The applicant may want to re-think the age restricted apartment piece

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please submit a Stormwater Study covering the entire site. More comments may be forthcoming after the study is reviewed.

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. Initial access looks appropriate. Fire lane sizing and location will depend upon building height and use.

3. 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.

A water study will be needed.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Traffic Study needed. Additional comments may be applicable pending the traffic study submittal and review.

2. The alignment/intersection of Main Street at Sloan will need further review and consideration of long-term traffic flow efficiencies and travel pattern (e.g. roundabout transition, align Main as the thru street with Sloan intersecting Main)
3. Access Management applications will require modification of the plan in the southwest corner of Douglas and Tudor (e.g. limited access only between Douglas and Commerce along Tudor and along Douglas south of Tudor).