
PLANNING AND DEVELOPMENT

Commercial Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, March 16, 2018

To:

Property Owner: OAKVIEW CAPITAL PARTNERS, LLC Email: BRAD@OAKVIEWCP.COM
Fax #: <NO FAX NUMBER>

Applicant: OAKVIEW CAPITAL PARTNERS, LLC Email: BRAD@OAKVIEWCP.COM
Fax #: <NO FAX NUMBER>

Engineer: SCHLAGEL & ASSOCIATES Email:
Fax #: <NO FAX NUMBER>

From: Christina Stanton, Senior Planner

Re:

Application Number: PL2018033
Application Type: Commercial Rezoning with Preliminary Development Plan
Application Name: OAKVIEW STORAGE DEVELOPMENT PHASE II
Location: 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Tuesday, April 03, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy).

Applicant Meeting: March 21, 2018 at 09:00 AM

Planning Commission Meeting: April 24, 2018 at 05:00 PM

City Council Public Hearing: May 17, 2018 at 06:15 PM

City Council Public Hearing: June 07, 2018 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 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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. No concerns with rezoning.

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 locations of the FDC on the buildings and the accessible fire hydrant within 100 feet.

3. 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)

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Action required: Provide fire lane dimensions around the hotel.

4. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

5. 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: Show existing hydrants on Douglas and Victoria. Provide a hydrant plan that meets Item #2.

6. 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: Indicate heavy duty asphalt areas.

Planning Review	Christina Stanton	Senior Planner	Corrections
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1. Revise rezoning and development plan exhibits to match discussed revisions regarding not rezoning the hotel site.
2. Lot 2 is short 1 required parking space. Either add the missing parking spot or request a modification.
3. Provide the square feet for each lot as part of the site data on Sheet C1.0.
4. The minimum caliper for deciduous trees is 3 inches per Section 14.050.A.4 of the UDO. Either revise or request a modification to allow for 2.5 inches. If a modification is being requested Note #4 will need to be removed/revised.
5. The minimum height for evergreen trees is 8 feet per Section 14.050.A.5 of the UDO. Either revise or request a modification to allow for 6 feet. If a modification is being requested Note #4 will need to be removed/revised.
6. Confirm that a modification is being requested to the required number of street frontage trees along NE Douglas Street, and provide justification for the requested modification. In addition, has the height of the trees along NE Douglas Street been reviewed and approved by the overhead utilities. Staff searched for the Green Pillar Oak and Musashino Columnar Zelkova and found information stating they could obtain heights of 5-70 feet and 45 feet, respectively. It may be better to opt for move ornamental trees that do not grow as high under overhead utilities.
7. Why is the number being used for the open yard area calculations different (147,096 versus 305,355)? Both calculations should include the site area minus the building area, so this number should be the same.
8. All drive aisles shall be 24' width not including curb and gutter per Section 12.120.E.4 of the UDO.
9. Is a modification to the 20' required parking setback still needed once the right-of-way change is accepted?
10. Add a note stating all lighting shall comply with the lighting standards contained within Article 7 of the UDO.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The "Preliminary Stormwater Management Plan" dated Mar. 1, 2018 (hereinafter referred to as the Stormwater Report) appears to contain several inconsistencies and discrepancies. Please see Table 3-3a. Our calculations for the allowable release rates at the three (3) points of interest do not match what is shown on this table. They do not appear to match EX-1.0 using simple multiplication of the existing drainage areas, times the allowable release rate per acre.
2. The Stormwater Study provides calculations for the existing runoff. Is this relevant to the report? Since the City is only interested in the allowable release rates as specified in Section 5600 of the Design and Construction Manual, the existing runoff calculations appear irrelevant.
3. The time of concentration values shown on EX-1.0 of the Stormwater Study do not appear to make sense. In addition, why are the pre-developed time of concentration values shown? These would appear irrelevant since the Section 5600 of the Design and Construction Manual specifies a "flat" release rate per acre.
4. PR01.0: A curve number of 90 is assigned across the entire post-developed area. Isn't this curve number low? It would appear the curve number should be higher for a commercially-developed area.

5. A separate utility plan sheet should be submitted for the proposed utility extensions (i.e., water, stormwater, and sewer).
6. The private water main that is shown as private, should also be shown with a private easement. Automatic water meters will be required to serve each lot.
7. The sanitary sewer running north and south is shown as a public line. This public line should be moved slightly, so it follows the pavement as close as possible. In other words, the City does not want to maintain a sanitary line which is beneath landscaped areas. It is easier to maintain a sanitary sewer beneath pavement in a commercial setting.
8. Please ensure that no retaining walls, lighting poles, monument signs, structures, private storm inlets, private detention, etc. are contained within the sanitary sewer easement described in the above comment. Please ensure a minimum of fifteen (15) feet separation between any building and a sanitary sewer.
9. Sheet C2.0: Please label the existing contour elevations. It is difficult to determine what is being changed in terms of grading.
10. If PCC is used for the pavement, then the typical section does not appear to meet the requirements of the Unified Development Ordinance (UDO) Article 12 "Parking". Please see the UDO Table 12-5 for specific requirements.
11. If AC is used for the pavement, please review the UDO Article 12 "Parking" Table 12-5. The detail shown in plans does not appear to comply with the standard design criteria.
12. Where are the public sidewalks (i.e., adjacent to right of way) for this project? It would appear sidewalk is required along Victoria Dr.?
13. Will the depths of the sanitary sewer (i.e., as measured to the top of pipe) be less than fifteen (15) feet? This is the maximum depth allowed.
14. The plans show the west detention basin will connect to a private stormwater system located on property owned by a different entity. Have easements been discussed with this entity?
15. How were the post-developed time of concentration values calculated? Please show how these were calculated.
16. PR-1.0: It appears the southwest drainage area in the post-developed condition is 3.1 acres. According to your analysis, the existing drainage area to the southwest is 2.4 acres. Please provide calculations showing that the allowable release rate (i.e., based on the existing drainage area to the southwest) is achieved, including the undetained drainage areas that are directed to the southwest.
17. PR-1.0: It appears the west drainage area in the post-developed condition is 1.1 acres. According to your analysis, the existing drainage area to the west is 2.9 acres. Please provide calculations showing that the allowable release rate (i.e., based on the existing drainage area to the west) is achieved, including the undetained drainage areas that are directed to the west.
18. PR-1.0: It appears the northeast drainage area in the post-developed condition is 2.1 acres. According to your analysis, the existing drainage area to the northeast is 1.8 acres. Please provide calculations showing that the allowable release rate (i.e., based on the existing drainage area to the northeast) is achieved, including the undetained drainage areas that are directed to the northeast.

19. Please ensure that backflow vaults for the water line are contained on private property and outside of public easements. They do not appear to comply with this requirement. They should be located on private property, within 6 to 10 feet of the easement, or 6 to 10 feet from the property line where an easement does not exist.

20. Please show the proposed location of all water meters to serve each lot. They should be located in an area which is accessible to Water Utilities staff.

21. Have all elevations been checked to determine whether the underground detention system will function? Were as-builts consulted, or were actual field measurements obtained?

22. Please be aware that all public infrastructure (i.e. sanitary sewer) shall require the submittal of separate engineering plans (i.e., separate from the Final Development Plan). An MDNR permit does not appear to be required, based on a length less than 1000 feet.

23. Please provide a note on the plans stating that the sanitary sewer crossing at the southwest corner of the project shall be bored and cased in accordance with the Design and Construction Manual.

24. Will the existing ADA-accessible ramp at the corner of Douglas and Victoria comply with City standards described in the Design and Construction Manual? If not, this ramp must be re-designed and re-constructed.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. The Traffic Impact Study was received 3/16/18. A review has not yet been completed. Generally, the overall plan is subject to the TIS review, but no obvious issues have been identified. The North and South driveways along Douglas require right-turn lanes in compliance with the Access Management Code and as recommended in the TIS. These turn lanes may already be included in the associated FDP for the Storage and Hotel developments, but may be repeated in the event either or both of those developments lag the remaining portion of the PDP.