

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, July 12, 2018

**To:**

**Applicant:** DRAKE DEVELOPMENT, LLC

Email: [Ian@DrakeKC.com](mailto:Ian@DrakeKC.com)

Fax #: <NO FAX NUMBER>

**Engineer:** KAW VALLEY ENGINEERING

Email: [MALINOWSKY@KVENG.COM](mailto:MALINOWSKY@KVENG.COM)

Fax #: (785) 762-7744

**Property Owner:** WEST PRYOR VILLAGE LLC

Email:

Fax #: <NO FAX NUMBER>

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2018098

**Application Type:** Commercial Rezoning with Preliminary Development Plan

**Application Name:** STREETS OF WEST PRYOR

**Location:** 2100 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081  
2024 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

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**Tentative Schedule**

Submit revised plans by noon on Monday, July 23, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: July 18, 2018 at 10:00 AM

Planning Commission Meeting: August 14, 2018 at 05:00 PM (new schedule TBD)

City Council Public Hearing: September 06, 2018 at 06:15 PM (new schedule TBD)

City Council Ordinance: September 20, 2018 at 06:15 PM (new schedule TBD)

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.

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**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.

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## 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.

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## 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:**

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|--------------------|----------------------------|--|-------------|
| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>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 304.3.3 - 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.

Action required: Show dumpster locations.

3. 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's on the buildings and the hydrant within 100 feet.

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)

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.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official

Action required: Make changes to the width and location of the fire lanes for Lots 7,8, 9, and 11.

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: Indicate how this requirement will be met. Private hydrants shall be in accordance with IFC App. C105.

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: All required fire lanes shall support 75,000-pounds.

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 a water model for the area based on required fire flows in IFC App. Table B-105.

|                        |                                     |   |             |
|------------------------|-------------------------------------|---|-------------|
| <b>Planning Review</b> | Jennifer Thompson<br>(816) 969-1239 | Planner<br>Jennifer.Thompson@cityofls.net | Corrections |
|------------------------|-------------------------------------|---|-------------|

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1. Staff may need an additional review and comment period once the following comments are addressed.
2. Please see the attached Single-family Compatibility form. Please complete and submit.
3. 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.
4. Please provide a legal description closure report.
5. Provide a rezoning map. The rezoning map should include the following: boundaries of the property to be rezoned, legal description, existing and proposed zoning districts of the property to be rezoned, zoning, land use, and ownership of all parcels within 185 feet.

Is the single-family portion part of the rezoning to PMIX?

6. Please refer to the Unified Development Ordinance, Article 16 for preliminary plat requirements. These items need to be reflected on this plan as the preliminary development plan is also serving as the preliminary plat.
7. Please revise the phasing plan to be more clear and legible. Also, it mentions Phase V/Block 5, however there is no Block 5 referenced on the site plan.

Revise the labeling to refer the lots as lots, omitting the block reference.

8. Please provide a geo-tech report identifying the undermined areas within this site.

9. Label the NW orientation to all street names. Also, provide labels on all sheets for all streets, to include the ROW widths.
10. Label the widths of all proposed sidewalks.
11. Clearly show the lot lines on Sheets C6 and C7.
12. The match line for the single-family component is difficult to review since it carries over on three sheets, is there a way to have it shown on one sheet?
13. The lot numbers for the single family portion needs to be sorted out, there are duplicates and they are out of order.

Will this property be platted as a whole? Or will the single-family be separated from the PMIX?

14. The block length exceeds the maximum block length for the single-family portion for the proposed NW Black Twig Ln. The maximum block length is 700 feet, however a 10% waiver can be requested with justification for the need to have it longer. If you are seeking something longer, please request a modification.

Label the street name.

15. Please update the parking data table to break out the number of apartment units and the type of unit (i.e. 1 bedroom, 2 bedroom, 3 bedroom, etc).
16. Provide a description of the grocery store use. Is this more of a grocery store or a supermarket? Will the store have other uses within, such as a bank, restaurant, coffee shop? The UDO's classifies a grocery store and supermarket differently in terms of the number of parking spaces that are required. It's 4 per 1,000 for a grocer and 5 per 1,000 for a supermarket.
17. Provide clarification for the ball court use and service area use. What type of sport is this intended for? Why are 110 parking spaces anticipated for this use? Are the ball courts intended for private or public use, or both?
18. It's noted more parking is proposed for Lot 2 than is needed for the proposed retail use. Is this building intended or anticipated for a restaurant use?
19. How is it anticipated for both hotels to operate, will they offer a public/private lounge/bar/and or a restaurant? The proposed parking exceeds requirements, is it intended to be shared elsewhere?
20. The parking requirements are not met for the for the senior living site, is this intended to be shared elsewhere?
21. There is a parking shortage for the proposed restaurant use for Lot 6.
22. Please provide additional information for apartment use and associated restaurant and retail. Provide number of dwelling units broken out into bedroom sizes. Also, I didn't see the parking breakdown or the location for Lot 9 retail/restaurant uses.
23. Provide a floor plan/site plan that details the underground parking within the apartment building. This plan should indicate the number of spaces, etc.

24. As there has been many comments regarding the parking for this project, is there an overall shared parking concept/report for the entire site? Indicate the requirements vs. provided. Accessible space compliance will be determined once we have clarification on some of the parking/use questions.

25. Provide a design standard table outlining any standards that will need to be requested that are specific to this site. Are there standards that do not meet the typical UDO standards for the district most commonly associated with the proposed use? For example, it's noted there is a potential for some of the buildings to be over 4 stories, these types of standards would need to be established at this time during the public hearing approval process. If they are not established, the typical CP-2 or other appropriate zoning matching the use would apply.

26. Elevations were only received for the grocery store and the apartment building. Please submit for the restaurant, retail, senior living, ball court service building.

27. Additional architectural detail is needed for the grocery store on the north and south elevations to break up the large expanse of tilt-up concrete. Please add the brick pilasters as shown on the other elevations to these sides. Also, label the elevation orientation for the grocery store.

28. Provide the rear and side apartment elevations.

29. Staff would like to see revisions to the site layout of the two restaurants near the pedestrian amenity area. Staff suggests to shift these buildings to the west closer to the apartment complex and expand the pedestrian amenity area to create more synergy between the apartment use and the restaurant use.

30. Ongoing discussion is occurring between the applicant and the City's Parks Department, outcomes to be determined at a later date.

31. The site plan (and all sheets) should show all existing and proposed easements. Are there easements that need to be vacated?

32. Please show location of all trash enclosures. Is the trash enclosure by the pond accessible?

33. Label the width of all sidewalks. Also, can a sheet be provided illustrating the proposed pedestrian connections throughout this site?

34. Can all drive aisle widths be labeled for clarity?

35. It was noted free-standing signs and feature elements were located within proposed easements. This will need to be better evaluated in the next revision or during the final development plan. Free-standing signs and depending on what the "feature element" is may not be permitted within the easement.

36. What is the height of the proposed retaining walls? What are the proposed building materials for the retaining walls. Also, provide a profile or rendering of how this will look from I-470 and other vantage points within the development.

37. Provide a note indicating all paving, curbing, accessibility requirements shall meet the City of Lee's Summit Unified Development Ordinance and/or the Design and Construction Manual.

38. Show the existing sidewalk along SW Pryor Rd and how the proposed sidewalk will tie in to the sidewalk. Also clearly label the proposed sidewalks along SW Lowenstein Dr.

39. I haven't evaluated proposed setbacks at this time, can this be contained within the design standard table for clarity?

40. Provide a note indicating if any, the location of any oil or gas wells, whether active, inactive, or capped. Also provide where this information was obtained.

41. Provide a Land Use Table to include: the total floor area, number of dwelling units, land area, number of required and proposed parking spaces, impervious coverage, Floor area ration (FAR), Dwelling units per acre, with and without common area; the range of land uses to be permitted in each designated area of the development.

It was noted, some of this information is provided, however several of these items were missing. also, it would be helpful to have this listed for each lot.

42. If any modifications to the UDO are requested, a narrative statement that explains the need for modification of the applicable zoning district regulations, shall be submitted in support of the application for the preliminary development plan approval.

43. If parking lot pole lighting is proposed within 100-feet and adjacent to a residential use (i.e. the single-family portion), the overall pole height must be reduced to 15-feet.

44. Will a tractor trailer be able to maneuver through the entrances/exits and parking lot to arrive at the loading dock area.

45. A medium impact buffer is required between the proposed single-family development and the rest of the project. Please reference Article 14, Section 14.200 of the UDO for requirements.

46. It was noted in the landscape worksheet table that shrubs along I-470 was omitted, please revise.

47. It was noted the street tree/shrub requirements weren't listed for NW Black Twig Ln.

48. Revise the plant schedule to indicate the Perfecta Juniper will meet the 8-foot height requirement.

49. The landscape sheet references Pryor Lakes on the title block.

50. Additional information is needed on how the open yard tree and shrub requirements were determined. Is the 1,677,682 sq. ft. of total area excluding the single-family portion? Also, this requirement doesn't allow for excluding the parking and ball court areas. It only allows for exclusion of the single-family portion and the building square footages.

51. In general, besides some of the specific comments made in this letter, landscaping will be required to meet the UDO standards and will be specifically reviewed at final development plan stage on a lot by lot basis.

52. Lot 11 within the single family portion is sort of an odd lot with the utility easement running through the middle of it and the 26-foot retaining wall bordering a portion of the adjoining rear property line. Additional discussion can be had.

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**Engineering Review**

Sue Pyles  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

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1. Reconfigure the northernmost Lot 11. The water line thru the middle of the lot as shown limits its use.

2. Only the water main extension along Lowenstein Drive and Black Twig Lane will be public. The remaining water lines will be private. Revise labels accordingly.
3. The storm sewer will be public from the first structure capturing drainage from public right of way to the downstream outlet. All other storm sewer will be private. Please label accordingly.
4. There are many labels that need to be moved throughout the plan set for clarity. With this much information being presented, it is important that it all be readable.
5. More clearly delineate individual lots within the project. It is currently very hard to differentiate the various lines.
6. More clearly present the existing easements, proposed easements both public and private, and existing easements to be vacated.
7. The phasing presented doesn't include the west detention basin, which is required for the storm sewer in the first four phases. Please revise.
8. Please include all sanitary sewer, storm sewer, and water lines throughout the plan set. Many are missing.
9. Match Lines reference the wrong sheets throughout the plan set. Please revise.
10. Some retaining walls include elevation information and some do not. Please include for all proposed retaining walls.
11. Include profiles for all retaining walls.
12. Clearly indicate the extent of the undermined areas on the plans.
13. The Sanitary Sewer Study is unacceptable as submitted. A meeting with Water Utilities will be required. The sanitary sewer will be reviewed after any revisions that might be required from discussion during that meeting are submitted.
14. In many instances, the water, sanitary sewer, and storm sewer layout appears to require revisions. All crossings and separations will be reviewed against City requirements during the final development plan stage.

#### **Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

Corrections

1. The southbound right-turn lane along Pryor Road cannot be a continuous right-turn lane from the right-in/right-out driveway to Lowenstein. Show two separate right-turn lanes.
2. The design of Lowenstein, especially near the eastern full access intersection to the development and through the curve will need further review and revision in association with engineering plan submittal. For example, the east and west through lanes will need better alignment and the curve radius enlarged. However, based on available information, these revisions should not significantly impact the submitted site plan.
3. Traffic Study Comments:

1. Generally, there are mis-spellings, errors in references, inconsistencies, omissions and additional clarity desired

throughout the report.

2. The private driveways into the proposed development or Summit Woods do not have speed limits, nor do these driveways have the same sight concerns as a public roadway.
3. Section 3.2 should focus on the sight distance of driveways and streets impacted or proposed by the subject development. The ISD for an existing commercial driveway is not necessary to review or mitigate by the proposed development.
4. The proposed RIRO driveway should be referenced in location to adjacent driveways/intersections that may be impacted, not to the existing RIRO on the opposite side of the street.
5. Current, 10th Edition of Trip Generation should be used. The 9th Edition was replaced in the fall of 2017.
6. Trip Assignment should be noted, inclusive, of Chipman Road and I-470. The information provided does not identify the distribution patterns of trip generation after reaching these two major corridors. The exhibit as shown represents several phases and scenarios. Consider separating the exhibits for easier reference and noting the overall regional distribution in addition to each movement for clarity.
7. The traffic operational analysis (Synchro) for all scenarios lacks appropriate detail. All analysis should be reviewed and revised. For example, none of the default values were properly adjusted as should be; e.g. PHF, Clearances Changes (Red/ Yellow), Pedestrian Times (Walk/Flash Dont Walk), Minimum Green, Coordination Settings, etc. All these factors influence existing and projected operations. Without reliable analysis, it's difficult to conclude impact and improvement needs.
8. Review consistency in operational analysis. Change any phasing assumptions to reasonable operations and ensure accuracy (i.e. a scenario analyzed Blacktwig/Lowenstien as signal controlled).
9. The operational assessment of each phase lacks definition. Does each scenario build upon the last or independently assessed? What does the analysis represent. For example is Phase 2 simply the impact of Phase 2 or the impact of Phase 1+Phase 2?
10. Reference the City's Level of Service Policy for adequate operations. Compare the analysis to this policy in addition to the Access Management Code to identify improvement needs.
11. Explain how the operations meet the policy and existing capacities (i.e. turn lane storage) or how can those inadequate conditions be mitigated with signal installation, turn lane addition or expansion, etc. Also explain if it cannot be reasonably mitigated.
12. There's a lot of images for Exhibit 4. This can be confusing and difficult to follow as non-technical read. Consider separating exhibits based on scenario and illustrating all intersections on one graphic per scenario so the traffic can be more easily traced and referenced.
13. Include illustrations/exhibits for queuing (with reference to available capacity).
14. Why is the signal warrant analysis at Lowenstien and Pryor repeated for Phase 2 after Phase 1 has shown its need?
15. When justifying the signal at Lowenstien and associated spacing criteria, please verify the location does not create issues with signal coordination or adverse safety impacts to adjacent (existing and proposed) driveways/intersections (e.g. expanded intersection functional areas as signal opposed to two-way stop control may or may not encroach these adjacent access points).

16. AMC does not allow for continuous right-turn lanes. Change recommendation or justify modification.

17. Unimproved Road Policy referenced in the study addresses volume based criteria, but such condition is not applicable to non-residential development impacts such as the development proposed and its non-residential trips on Blacktwig. All non-residential development must improve unimproved roadways and interim standard roads to urban standards. Only the east side of Blacktwig remains unimproved and requires widening, curb, etc. The portion of Lowenstien west of Blacktwig should also be reviewed in consideration of the policy and impact of single family residential development it will provide access (different assessment than the non-residential impact).