



PLANNING AND DEVELOPMENT

Commercial Preliminary Development Plan Applicant's Letter

Date: Friday, August 03, 2018

To:

Property Owner: HILLSIDE AT DEERBROOK LLC Email: ROB@TRATOSIIIREALESTATE.COM
Fax #: <NO FAX NUMBER>

Applicant: STRICKLAND CONSTRUCTION CO INC Email: ROGERS@STRICKLANDCONSTRUCTION.COM
Fax #: (913) 747-7272

Engineer: HG CONSULT, INC Email: KSTERRETT@HGCONSULT.COM
Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018121
Application Type: Commercial Preliminary Development Plan
Application Name: 291 SELF STORAGE
Location: 920 NE DEERBROOK ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Tuesday, August 21, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: August 08, 2018 at 09:30 AM

Planning Commission Meeting: September 11, 2018 at 05:00 PM

City Council Public Hearing: October 04, 2018 at 06:15 PM

City Council Ordinance: October 18, 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 Preliminary Development Plan:

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.

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The curb along the building shall be marked.

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: How will this be met. Currently most of the east side of the building is outside of 300'.

4. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: A Knox box will be required for the building and a key switch for the gate.

5. Standpipes will be required.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Sheet 3.

Revise the site address to 920 NE Deerbrook Street.

2. Sheet 10.

Revise the accessible space detail to call out a 9-foot width dimension, rather than 8-foot.

3. Sheet 10.

The trash enclosure exterior building material is called out as masonry block. Please provide detail on the product, smooth CMU block doesn't meet the Unified Development Ordinance (UDO) design standards.

Is this the best location for the trash enclosure?

4. Sheet 3.

Label the overall square footage of the indoor climate controlled facility, broken out by each floor. This information is noted in the Architectural sheets, however it would be a good reference to have on Sheet 3.

5. Sheet 3.

Label the Floor Area Ratio for the site while considering the overall square footage. The proposed FAR exceeds the allowable FAR in the CP-2 zoning district. This will require a modification to the UDO. All modification requests require written justification, provided by the applicant. Please provide in writing justification for this modification request.

6. Lighting.

Provide a photometric plan for this site. Refer to Article 7 of the UDO for specific lighting requirements for all exterior lighting. Please note that specific requirements are in place for properties adjacent to residential.

Indicate the location on the elevations for all proposed exterior lighting, to include fixture type.

7. Lighting.

Provide the proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted.

8. Signs.

It is noted that two wall signs are proposed. If there are any additional sign requests for this building that doesn't meet the UDO regulations, now would be the time to request additional signs. All signs will require an additional sign permit review and approval through the Development Services Department.

9. Airport.

For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

10. Cross Access Easement.

It was noted a vacation of the existing cross access easement is requested. This requires a vacation of easement application to be submitted and processed through Planning Commission and City Council.

The building encroaches into this easement, the easement shall be vacated prior to the issuance of a building permit.

In addition, is there an existing shared parking agreement between the this lot and the adjacent lot to the south? Additional discussion is required regarding the access and parking for both lots.

11. Retaining Wall.

Provide a detail of the proposed retaining wall to include, but not limited to, the height and proposed building material.

12. Construction Easement.

Is a private construction easement between this lot and the adjoining lot to the south being proposed?

13. Roof Top Units (RTU's).

It was noted that RTU's are proposed. It is also noted on the site line sheet the RTU is shown above the roof line and unscreened. All roof mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. Indicate on the architectural sheets, by a dashed line, the location of the units relative to the height of the parapet wall.

14. Number of Units.

What is the total number of proposed storage units?

15. Landscaping.

Street trees and street shrubs are required along M-291 Hwy frontage. Revise the landscape worksheet to reflect the correct numbers of trees and shrubs. Also, any additional trees that are proposed should be of the ornamental variety as a 50-foot utility easement is within this area.

Landscape Schedule.

The schedule needs to be updated to indicate the correct caliper size for deciduous trees (3" caliper) and evergreen tree height (8-foot).

If existing trees are proposed to be counted towards required landscaping needs, the total number, caliper size, height, and species type shall be called out within the landscape worksheet and table.

16. High Impact Buffer.

A high impact buffer is required along the eastern property line. It's noted and will need to be field verified the existence and condition of the existing fence and landscape within this area. Please provide photos of the existing fencing and landscaping to be documented within the file. Staff will evaluate the condition of the fencing and landscaping to determine if maintenance or other compliance issues are a factor.

The landscape plan does not reflect the quantities needed to meet the high impact buffer standards. In addition, if additional trees are required they should be of an ornamental species as this area is within a 20-foot utility easement.

17. Building color and materials.

Provide material and color samples for the proposed brick, stone, metal roof and textured wall panel. In addition, provide a color, metal sample of the orange doors that are highly visible through the windows.

Elevation comments.

Four-sided architecture is required for this site to be in compliance with the design standards for this zoning district and use.

To be consistent with other indoor climate controlled facilities that have been recently approved, exterior building materials proposed for this building will need to be revised and additional architectural detail will need to be provided.

Please revise on the Architectural sheets the difference in the stone material and brick material, currently they both have the same pattern for reference.

North Elevation. Revise the NE corner of the building to have the brick extending vertically to the highest point of the building. Additional windows are needed on this elevation. The facade should limit the amount of textured wall Panel to about 30% or less; 70% of the facade shall be brick. An additional pilaster is needed on this elevation. The pilasters should be revised to account for additional vertical brick/stone. Staff prefers brick.

South Elevation.

The facade should limit the amount of textured wall Panel to about 30% or less; 70% of the facade shall be brick. Please clarify the use of stone or brick on this facade. Staff prefers brick. An additional pilaster is needed on this elevation. The pilasters should be revised to account for additional vertical brick/stone. Staff prefers brick. Additional windows should be added to this facade.

East Elevation.

The facade should limit the amount of textured wall Panel to about 30% or less; 70% of the facade shall be brick. Please clarify the use of stone or brick on this facade. Staff prefers brick. An additional pilaster is needed on this elevation. The pilasters should be revised to account for additional vertical brick/stone. Staff prefers brick. Additional windows should be added to this facade. Provide a canopy over the large garage door, similar to what is shown on south west elevations.

West Elevation.

The facade should limit the amount of textured wall Panel to about 30% or less; 70% of the facade shall be brick. Please clarify the use of stone or brick on this facade. Staff prefers brick.

General.

Provide a color palette description on the elevations.

Can the textured wall panel system be substituted for a different material?

In general, a second review and revision of the elevations may be needed prior to the Planning Commission meeting.

18. Conditional Use Criteria.

The UDO amendment is pending City Council approval. However, upon the event the amendment is approved, an indoor climate controlled storage facility will be a "conditional use", with five conditions of approval. The following is the list of conditions. Please respond to each condition in terms of how your project will meet the said conditions.

1. All activities shall be carried on inside the structure.
2. Four (4) sided architecture shall be required.
3. No outside storage of any kind shall be permitted on the premises.
4. Required parking spaces shall be determined per each application.

19. Operation.

Provide a brief narrative outlining the day to day operation of the facility to include hours of operation, maximum number of employees on the maximum shift, and any other pertinent information.

20. Neighborhood Meeting.

Staff recommends offering a neighborhood meeting for the surrounding neighborhood and property owner's within 185-feet to introduce the proposed project within their neighborhood.

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Revise all notes directing contractor to contact Public Works at 816-969-1800 to directing them to contact Development Engineering at 816-969-1200.
2. A segment of pipe and an end section will be required to the north of the east catch basin.
3. It appears that the property is within the FEMA floodplain, as indicated on the plat. Please verify floodplain location.
4. The drainage report indicates the system is sized for the 100-year event, but the plans indicate it is the 10-year event. Please reconcile.
5. The drainage calculations included on Sheet 7 don't match the calculations shown in the drainage report. Please reconcile.

6. Storm Water Drainage Report

• The report indicates inlet filters will be used to meet first flush water quality requirements. Section 5608.4.C.1.b requires 40-hour extended detention of runoff from the 90% mean annual event (1.37"/24-hour rainfall). If the project proposes something in lieu of the extended detention, then the reason must be explained and a waiver requested.

- If the project proposes to not include detention, then the reason must be explained and a waiver requested.
- The report lacks information. Please expand per previous comments on other recent projects.
- The report narrative indicates that the storm sewer has been designed for the 100-year event, while the exhibit indicates 10-year. Please reconcile.
- The exhibits are difficult to read, please revise.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
