

PLANNING AND DEVELOPMENT

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

Date: Friday, August 03, 2018

To:

Applicant: CASE DEVELOPMENT LLC

Email: SCASE@CASEUSA.COM

Fax #: <NO FAX NUMBER>

Engineer: TANNER CONSULTING LLC

Email: DAN@TANNERBSITSHOP.COM

Fax #: <NO FAX NUMBER>

Other: ARCHITECTS COLLECTIVE

Email: LCKESTER@APID.NET

Fax #: <NO FAX NUMBER>

Property Owner: ROBBINS WR-TRUSTEE

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2018079

Application Type: Residential Rezoning with Preliminary Development Plan

Application Name: ARTISAN POINT APARTMENTS

Location:

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 10:30 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 Residential Rezoning with 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 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 requitrd: Show FDC's on the buildings. Provide hydarnts within 100 feet.

3. 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: The set back is inclusive of the parking spaces. Adjust as needed.

4. 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.

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. On the rezoning map, please provide the zoning, land use, and ownership information of the properties on the south side of the proposed project.

2. A 5' sidewalk along Shenandoah should extend to the plat boundary. Additionally, a 5' sidewalk is required on both sides of Road "A". Please label the width of the proposed sidewalks and update the plan sheets to reflect these requirements.

Additionally, with the close proximity to the school, staff feels there is a high possibility of goat trails forming to connect the two properties. Staff would like to see the addition of a pedestrian pathway connecting the proposed project to the existing pedestrian path on the school district's south property line.

3. Please provide details of the existing conditions to include:

- a. Existing streams, bodies of water, and surface drainage channels
- b. Location, massing and pattern of existing vegetation
- c. Topography with contours at 2-foot intervals

4. On sheet PD03 please label the ROW width for Blue Pkwy.

5. Please label the easements on lot 2 with their dimensions and use.
6. On sheet PD03 there is an easement that runs parallel to the east property line near the proposed detention ponds that seems terminate prematurely. This easement should run the length of the plat boundary. Please update the plat accordingly.
7. Please label the required 20' building set back line along Blue Pkwy and Road "A" as well as the 10' building set back line along interior lot lines.
8. Please label the name of the road leading from road "A" to the driveway to lot 2.
9. Please label the width of the driveway leading from Road "A" to lot 1 and driveway from the unnamed road leading to lot 2.
10. Please provide a land use schedule shall include the following, as applicable:
 - a. Total floor area,
 - b. Number of dwelling units,
 - c. Land area,
 - d. Number of required and proposed parking spaces,
 - e. Impervious coverage,
 - f. Floor Area Ratio (FAR),
 - g. Dwelling units per acre, with and without common area;
11. A high impact buffer screen is required by the UDO on the north property line as it abuts an R-1 zoned district. With that being said there is a conflict with the required buffer location and the sanitary sewer and utility easements on the north property line. Staff is in support of your modification request to lower the required buffer to the medium standard as it is not adjacent to residential homes but a school and subdivision pool and there will be a substantial separation caused by the detention pond. Please update this modification request to include a request to locate the required buffer outside the easements and update the landscaping plan accordingly.
12. On the buildings along the outer perimeter, it appears that there is ground mounted mechanical equipment in the rear. All ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
13. Sheet P3 shows standard details of the required ADA parking sign. This is the wrong sign. Lee's Summit requires the R7-8 ADA parking sign that has green letters with a white HC symbol on a blue background. The sign has a white background.
14. Sheet P4 shows standards details for the ADA parking stalls. These only show a 5' aisle. If only one ADA parking stall is provided per building it must be van accessible with a minimum 8' aisle. The plans show aisles that look to be the same width as a standard stall just stripped off. Please reconcile the plans sheets so they accurately depict what is being proposed.
15. Please label the width of the ADA parking stalls and ADA aisles.
16. A photometric plan is required for all new development, redevelopment, parking lot development or expansion where outdoor lighting is proposed. Please provide this.
17. Parking lot lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at 90 degrees (horizontal to the ground). Sheet P8 shows details for a pole design that does not meet this requirement.

18. Are any wall mounted lights being proposed? If so I will need the details for these as well. All exterior site lighting shall comply with section 7.190 through 7.300 of the UDO.
19. Sheet P5 shows siding on wood framing as the proposed materials for the trash enclosures. All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
20. Sheet P3 is showing details for 6 curbing types. CG-1 concrete curbing is required around all parking areas and access drives in office, commercial and industrial districts. Temporary asphalt curbs may be used in areas to be expanded only as shown and approved on the development plan. Please update the plans sheets to reflect this requirement.
21. Please add details of the proposed parking and drive surfaces. Pavement Design shall comply with section 12.120 of the UDO.
22. Please provide updated sheets for P1, P1.1 and P1.2 that show the revised site layout and corresponding information.
23. Sheets PD03 and PD04 appear to show gaps in the proposed sidewalk that runs on the south side of road "A". Please update the plans to reflect a continuous sidewalk.
24. Building 7 on lot 1 and the northeastern most building on lot 2 do not show a sidewalk or ADA accessible route from the parking lot to the building. Please update the plans to ensure there is an ADA compliant route to the buildings.
25. There do not appear to be any ADA parking stalls serving Lot 2's clubhouse. Please update the plans to show ADA compliant stalls serving the clubhouse on lot 2.
26. Please show sidewalks running parallel to the parking stalls adjacent to buildings 1-11 on lot one and parallel to the interior buildings on lot 2. Standard parking space dimensions shall not be less than 9' wide by nineteen 19' long. Where the head of the parking space abuts a 6' foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced 17' to allow for vehicle overhang. Such overhang shall be measured from the face of the curb.
27. To calculate parking I will need to know the number of 1, 2, and 3 bedroom units are being proposed. Please include a breakdown of the proposed number of bedrooms in the land use table. That being said, based on the information you have provided on sheet PD06 you are 39 stalls short on lot 2.
28. Please label the materials and colors proposed for the exterior of the buildings.
29. Various sheets have the proposed zoning district as PMIX. Please update this to reflect the proposed zoning district as RP-4.
30. Sheet P3 shows details for a 4 foot sidewalk. The UDO required sidewalks be 5'.
31. Sheet P4 shows details for typical parking stall as 18.5'x 9'. Sheet PD03 shows the parking stalls as 18x9. Standard parking space dimensions shall not be less than 9' wide by nineteen 19' long. Where the head of the parking space abuts a 6' foot wide sidewalk or curbed landscaped area, the length of the parking space may be reduced 17' to allow

for vehicle overhang. Such overhang shall be measured from the face of the curb. Please reconcile the plans sheets so they accurately depict what is being proposed.

32. Sheet P6.1 shows details for 2 fence types however I do not see where on the site plan a fence is being proposed. Please update the plans with details of what is being proposed.

33. The ADA sign shown on sheet P6.3 is not an approved sign for ADA parking. Please remove this from the plan sheet so as not to confuse anyone on what sign type is acceptable for ADA compliant parking stalls.

34. Please provide floor plan details for the various buildings being proposed.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The "Artisan Point Drainage and Detention Report" dated June X, 2018 (hereinafter referred to as the detention report) contains a Table of Contents which does not match what is shown elsewhere in the report. Please reconcile.

2. The detention report is missing the following items: 1) calculation of allowable release rate at each point of interest defined in the figure(s), 2) accounting method to determine the allowable release rate at each point of interest, with the inclusion of off-site contributing areas, 3) summary and conclusions, despite the Table of Contents showing the existence of this required item, and 4) discussion of why waivers are being requested.

3. Detention report: We do not agree with the curve numbers assigned to the existing condition undeveloped property with a soil group of C. The design and construction manual is specific in this regard (i.e., please see Section 5602.3 and Table 5602-3, which specifies a curve number of 74 be assigned to undeveloped areas).

4. Page 10 of the detention requests a waiver to the 20 foot setback requirement. We will not support such a waiver.

5. The detention report appears to be incomplete. There are missing drainage areas (i.e., there are several references to "xx acres", or "x sub-areas", missing justification for waivers, missing sections shown in the Table of Contents, missing methodology for determining the allowable release rate at each point of interest, and in general, is not reviewable.

6. The sanitary sewer analysis is incomplete in terms of required items. We will defer to the applicant meeting to discuss. In general, there were no discussion or analysis of the ultimate build-out condition, and there was no discussion of proposed downstream improvements to mitigate the bottlenecks shown in the report.

7. All interior water lines should be designated as private. The only water lines to be designated as public would be the water lines shown along Blue Pkwy. (misabeled as Shenendoah), and Road A.

8. All interior sanitary sewer lines within Lot 1 should be designated as private. The only sanitary sewer lines to be designated as public would be the main trunk line running north/south through Lot 2, and the east/west portion on the extreme north side of Lot 2. All other interior portions of the sanitary line on Lot 2 would be designated as private. Please show this on the Preliminary Development Plan.

9. A waiver to the 20 foot setback requirement was requested in the detention study, but the 100 year nominal (i.e., unclogged primary outlet works, with detention basin functioning normally) water surface elevation was not shown. As previously discussed, we do not support a waiver to the 20 foot setback requirement to any property line, and any building.

10. Public sidewalk locations within the right of way do not appear to have been labeled.
11. Storm lines do not appear complete. Please ensure that all interior storm lines are designated as private. The only public storm lines on this project would include inlets, lines, and other structures within the right of way. Any "pass-through" drainage through the site would be considered as a private feature.
12. All public water lines should be placed in an easement, not the right of way. The public water lines should be centered within the easement. As shown, the public water lines are shown either at or inside the right of way.
13. The grading plan does not provide contour intervals. It appears, however, the contour interval is 1 foot. If this is the case, insufficient slope is shown on the detention basin bottom. A minimum slope of 2.0% is required.
14. The grading plan shows what appears to be 1:1 slope along one of the buildings on Lot 1. Is this actually a retaining wall?
15. The grading plan shows easements which are either not needed due to the private nature of the storm line, sanitary line, or water line. In addition, a drainage and general utility easement is called-out on the eastern edge of Lot 1. No drainage easement is desired by the City, and no general utility easement appears warranted, unless needed for utilities owned by other public utilities.
16. Sheet PD07 shows off-site grading on the property to the west of Lot 2. Please be aware that suitable agreements must be executed prior to any off-site grading in these areas.
17. City-owned utilities were not shown on the Landscape Plan. Please be aware that the location shown for the water line is not currently in the correct location (see previous comments concerning placement of public water lines within an easement, and centered within the easement). For help in establishing the location of trees in relation to City-owned water and sanitary sewer lines, a minimum distance of five (5) feet is required between the outside of the mature tree trunk, and the outside of the water or sanitary sewer line or manhole. Smaller ornamentals and shrubs are exempt from this requirement, on condition that the owner is aware that future maintenance to the public utility line will not include the replacement of the ornamental or shrub. In other words, any future maintenance would require the owner to replace these items at their expense.
18. A Development Agreement appears to be warranted for the off-site traffic, roadway, and drainage improvements.
19. A Development Agreement appears warranted for the off-site water line.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Street name identified on the plans as Shenandoah, should be changed to Blue Parkway.
2. Plan notes that refer to the design of "Road A", Collector, do not reflect the staff correspondence previously provided. The 60' right-of-way is okay, but the street width does not match collector standard.
3. The 60' right of way shown on the plans intersecting "Road A" to provide public access to the adjacent property towards the west may be 50' wide or remain 60'.
4. The plans should note the driveway on Blue Parkway east of "Road A" is for emergency access only and provide information about gated conditions.

