

August 1, 2018

Shannon McGuire
City of Lee's Summit
Planning Review
220 SE Green
Lee's Summit, MO 64063
816-969-1600

RE: Douglas Corners, Lot 1B
Application Number: PL2018108

We would like to offer the following comments and changes. Please find our responses in bold.

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

(816) 969-1303 Jim.Eden@cityofls.net

Jim Eden

Assistant Chief

Approved with Conditions

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.

Acknowledged.

2. 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.

Acknowledged.

Planning Review

(816) 969-1237 Shannon.McGuire@cityofls.net

Shannon McGuire

Planner

Corrections

1.The stairs/landing on the southeast corner of the proposed building is located within the utility easement that runs parallel to the south property line. Please update the plans so this the stairs do not interfere with the U/E.

Plans have been updated to show stairs out of the Utility Easement as requested.

2. Please label the dimensions of the driveways.

Dimensions of the drives into the site are now labeled as requested.

3. Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.

Lighting specifications and photometric submitted as requested.

4. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

Lighting specifications and photometric submitted as requested.

5. Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

Lighting specifications and photometric submitted as requested.

6. Is any ground mounted mechanical equipment being proposed? If so please provide the manufacturer's specification sheets and show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.

See Architects response.

7. Are any freestanding signs being proposed? If so please show the location, size, and type of material of all proposed monument or freestanding signs.

No signage proposed at this time. Any signage (at later date) will be applied for by signage contractor.

8. The dashed lines of the rooftop mechanical equipment shows they are close to the same height as the parapet wall. Please acknowledge that the screening wall will be as tall as or taller than the proposed rooftop mechanical equipment.

See Architects response.

9. How many bed rooms will be in the proposed apartments? Please provide the floor plan for the 2nd floor residential units.

See Architects response.

10. Deciduous trees shall be a minimum of 3 inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting. Please update the plans to reflect this requirement.

Plans updated to show measurement 3 inch caliper measured at a point 6 inches above the ground as requested.

11. The UDO requires a buffer/screen between developments of differing land uses adjoining one another. A high impact screening buffer is required along the north property line adjacent to the R-1 zoned district and a medium impact screening buffer is required along the east property line adjacent to the church property.

No buffer provided due to existence of sanitary sewer force main line. Variance requested.

12. On the west elevation staff would like to see the center (4th) store front's roof line raised to give more break in the horizontal line. Additionally, staff would like to see the façade pulled out 1-2 feet to create more depth.

See Architectural response.

13. Please incorporate additional architectural elements on the rear elevation of the proposed building to create more depth and breakup the long flat wall.

See Architectural response.

14. Are any rooftop amenities proposed for the residential apartments?

See Architectural response.

Engineering Review

(816) 969-1245

Sue Pyles Senior Staff Engineer

Sue.Pyles@cityofls.net

Corrections

1. Storm Water Drainage Report:

- Include "Preliminary" in the title.

"Preliminary" added to the title as requested.

- Include existing and proposed drainage area maps.

Existing and proposed drainage area maps provided as requested.

- It appears that there is a portion of the site drains to the north in both existing and proposed conditions. Please identify those areas in both existing and proposed drainage area maps.

This area is included in drainage area maps as requested.

- The report is missing required elements. I believe you have been provided a list of required elements previously, but if needed can provide it again.

Storm Water Drainage Report to show new list of required elements added as requested.

2. The building stairs encroach on the utility easement, which is not allowed. Please revise.

Stairs moved to the east side and out of easement as requested.

3. Sheet 4: The bottom of the detention basin appears to be mostly flat. Please ensure that water is able to get from the inflows to the outflow location without causing standing water.

Bottom of detention basin updated to show that water drains to the outflow structure at minimum 1% slope as requested.

4. Sheet 7: Because the water main must be extended thru the adjacent lot to reach this lot, the line between Tudor Road and this relocated fire hydrant will be a public line. Revise the plans accordingly. A public utility easement will be required for this water line.

The domestic service line from Tudor Road removed and added to the 6" line coming to the building.

The 6" line coming to the building is in an existing Utility Easement. No additional improvements proposed.

5. Sheet 7: Since a public main is provided to this lot, you can bring both fire and domestic water lines off of the same line, rather than having them on separate sides of the lot. Please revise.

Fire remains as originally proposed and domestic line changed to make connection onto the fire line coming to the building in the existing Utility Easement as requested.

6. Sheet 7: A backflow prevention device is required. Please add to the plans.

Double Check Backflow Valve is identified on plans to be inside building.

7. Sheet 7: Remove the cleanouts from the sanitary sewer force main. They are not to be used with this type of sewer line.

All sanitary sewer cleanouts removed from plans as requested.

8. Sheet 7: Is a 3" sanitary sewer line required? The expected flows would seem to only require a 2" line so sewage does not sit in the line.

Three inch (3") sanitary sewer line changed to 1.25" at all locations as requested.

9. Sheet 9: Remove curb details, the City's standard detail is included on Sheet 12.

Curb Details removed as requested.

Traffic Review
(816) 969-1820

Michael Park City Traffic Engineer
Michael.Park@cityofls.net

No Comments

Regards,

Kevin Sterrett, PE, PLS
Development Services Manager
HG Consult, Inc.