



PLANNING AND DEVELOPMENT

Commercial Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, August 24, 2018

To:

Applicant: DRAKE DEVELOPMENT, LLC

Email: Ian@DrakeKC.com

Fax #: <NO FAX NUMBER>

Engineer: KAW VALLEY ENGINEERING

Email: 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

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: August 29, 2018 at 09:00 AM

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

City Council Public Hearing: November 06, 2018 at 06:15 PM

City Council Ordinance: November 20, 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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Please see the attached single-family compatibility form. Please complete and submit.
2. Please submit an electronic copy of the legal description for the rezoning portion only. The overall legal description has been received. 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.

3. For clarification on the rezoning map, remove all the hatched areas that are not being proposed to be rezoned and label the existing zoning district for those areas. The portion to be rezoned, please leave as shown. Also, reference the zoning districts for each of the existing zoning district and the proposed zoning district.

Single-family=R-1

Planned Mixed Use= PMIX

Agricultural= AG

4. Provide Street names within the site plan on all sheets and proposed right-of-way.

5. It is noted revised landscaping plans will be submitted with the next resubmittal. For reference these are the outstanding landscaping comments.

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.

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

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

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

The landscape sheet references Pryor Lakes on the title block.

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.

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.

6. 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.

7. 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.

8. 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?

9. 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?

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

11. Please show location of all trash enclosures, approximate locations is desired.

12. 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.

13. 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.

14. 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.

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

16. On the final plat sheets label the street names, ROW, plat title to include the number of lots/tracts, etc., lot dimensions, street dimensions, lot square footages.

Revise "Reserve A" to a Tract.

17. The phasing schedule has omitted Lots 4, 5, and 6.

18. Provide a floor plan/site plan that details the underground parking within the apartment building. This plan should indicate the number of spaces, etc.

19. 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.

20. 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.
21. 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.
22. 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.
23. Provide the dimension of NW Black Twig Lane as proposed. It's possible the block length may exceed the maximum block length. 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.
24. The sidewalk along NW Lowenstein Drive shall be extended to where it intersects with NW Black Twig Lane.
25. Drive aisle widths, driveway widths, parking spaces, accessible spaces, and adjacent aisle accessible areas shall comply with the UDO. It appears that is the case, however at final development plan review, all aforementioned shall be in compliance.
26. Can a sheet be provided illustrating the proposed pedestrian connections throughout this site?
27. The number and location of the driveways leading into the court area shall be further evaluated. Are three entrances necessary?
28. A shared access easement shall be required between the two lots in which the hotels are located. Also, additional shared access easements should be considered for the entirety of the site.
29. I haven't evaluated proposed setbacks at this time, can this be contained within the design standard table for clarity?

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. General:

- Extend proposed sidewalk along NW Lowenstein Drive west the entire length of Reserve "A" and show it being constructed by the developer.
 - Please include street names throughout the plan set.
 - Please revise NW Lowenstein from "Road" to "Drive" throughout the plan set.
 - Most sheets don't require any of the existing utility structure labels to be included. Please delete those labels as much as possible for clarity.
 - With so much information included on each sheet, please adjust line weights anywhere possible throughout the plan set for clarity.
 - Sanitary sewer comments will be provided after the scheduled meeting between the developer's engineers and City staff.

- Please note that no structures, such as retaining walls, are allowed within public easements.

2. Sheet C-7:

- Add "Sheet 12" to the end of the See Improvement Plan callout.
- There is a retaining wall shown in the Lot 1 parking lot, but elsewhere in the plans information indicates no wall is present. If there is no wall, please remove all references, both graphic and text, from this sheet and throughout the plan set.
- Revise the overlapping text in the Lot 3 building footprint.

3. Sheets C-8 thru C-11:

- Label sidewalk width on Plan views.

4. Sheet C-15:

- Revise the overlapping wall elevation text at the northwest corner of Lot 12.
- Include wall elevation information for the retaining walls on Lots 8 & 9.

5. Sheet C-16:

- Remove the Lot 1 label included on Lot 5.

6. Sheet C-16B:

- Revise the overlapping text at the east end of the Lot 4 retaining wall in Plan view.
- The retaining wall on this sheet is contained in Lot 4. Revise the Profile name accordingly.

7. Sheet C-20:

- Label the proposed U/E just west of Lot 42.

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 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: Lots 4,10,11 and 12 do not meet this requirement.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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