



# KAW VALLEY ENGINEERING, INC.

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September 18, 2018  
A14D7067-1

Dawn Bell  
Project Manager, Development Center  
220 SE Green Street  
Lee's Summit, MO 640653

**RE: Streets of West Pryor  
Preliminary Development Plan – Third Submittal  
Comment Response to Second Submittal Comments**

Kaw Valley Engineering, Inc. (KVE) has received review comments dated August 24, 2018 regarding the above referenced project. KVE has prepared the following in response to the comments pertaining to plans and/or other documents submitted by KVE **(in red)**:

## **Analysis of Commercial Rezoning with Preliminary Development Plan:**

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

1. Please see the attached single-family compatibility form. Please complete and submit. **To be completed and submitted separately.**
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. **Legal description provided via email on 8/27/18.**
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  
**The rezoning map has been revised as requested.**
4. Provide Street names within the site plan on all sheets and proposed right-of-way.  
**Plan sheets have been revised to show street names as requested throughout the set.**
5. It is noted revised landscaping plans will be submitted with the next resubmittal. For reference these are the outstanding landscaping comments. **Please see revised landscape plans with this submittal.**

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. **Please see revised lighting plans with this submittal.**

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. **Comment discussed during applicant meeting – information to be provided separately.**

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? **Comment discussed in applicant meeting. The courts are intended for private use between apartments and senior living. Parking count has been reduced to 55 stalls.**

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? **The parking will be shared between the two hotels; a total of 277 stalls have been provided of required 278 and a variance will be requested for the reduction.**

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

11. Please show location of all trash enclosures, approximate locations is desired. **Approximate trash enclosure locations have been added.**

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. **Retaining wall materials discussed during applicant meeting – modular block. Profile/rendering to be provided separately.**

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. **Comment acknowledged – required modifications are being evaluated and narrative to be submitted at later date.**

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. **Comment acknowledged.**

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. **The submitted "plat" is a DRAFT-version only and will be updated with all required information at a later date.**

Revise "Reserve A" to a Tract. **Revised as requested.**

17. The phasing schedule has omitted Lots 4, 5, and 6. **Phasing schedule has been updated.**

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. **A floor plan for parking has been included with architectural drawings in this submittal.**

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. **Comment acknowledged – required standards under evaluation.**

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. **See revised architectural elevations.**

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. **Information to be provided separately.**

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. **Comment discussed during applicant meeting and why developer would prefer to locate restaurants as currently shown – construction phasing with power lines and also line-of-sight for visibility to public.**

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. **Comment discussed during applicant meeting – waiver to be requested.**

24. The sidewalk along NW Lowenstein Drive shall be extended to where it intersects with NW Black Twig Lane. **Sidewalk has been extended as requested.**

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. **Comment acknowledged.**

26. Can a sheet be provided illustrating the proposed pedestrian connections throughout this site? **See Pedestrian Connection Plan; Sheet C-7B.**

27. The number and location of the driveways leading into the court area shall be further evaluated. Are three entrances necessary? **Middle entrance has been removed.**

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. **Comment acknowledged – access easements throughout site under evaluation.**

29. I haven't evaluated proposed setbacks at this time, can this be contained within the design standard table for clarity? **Comment acknowledged – setbacks under evaluation.**

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| <b>Engineering Review</b> | Sue Pyles<br>(816) 969-1245 | Senior Staff Engineer<br>Sue.Pyles@cityofls.net | Corrections |
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1. General: **Plans have been revised as requested per “general” comments below.**

- 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: **Sheet C-7 has been revised as requested.**

- 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: **Sheets have been revised as requested.**

- Label sidewalk width on Plan views.

4. Sheet C-15: **Sheet has been revised as requested.**
  - 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: **Sheet has been revised as requested.**
  - Remove the Lot 1 label included on Lot 5.
  
6. Sheet C-16B: **Sheet has been revised as requested.**
  - 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: **The utility label has been added.**
  - Label the proposed U/E just west of Lot 42.

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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.

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. **See proposed Sheet C-7a Fire Department Plan – hydrants have been added where required.**

|                       |                                |  |         |
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| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | Pending |
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*(Received via email 8-28-18)*

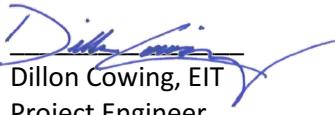
I do not have any comments that require changes to the PDP site plan. Any potential comments that I foresee at this point would be addressed on the FDP or Engineering Plan submittals. However, if they would like to amend the PDP in advance to reflect those pending comments:

- I recommend moving the crosswalks on Lowenstein, one being at the east side of the intersection of Courtyard/Grocer driveway and the other at the east side of the intersection of Black Twig. These would improve the pedestrian routes at no/or less cost for ramps, sidewalk, etc.. This change would have some minor modifications to the parking lot south of Lowenstein and sidewalk at these crosswalk locations. **Crosswalks have been moved as recommended.**

- I recommend a sidewalk connection from the north side of Lowenstein to the development along the west side of the Courtyard/Grocer driveway and the west side of the Grocer/Restaurant/Retail driveway. **Comment was overlooked for this submittal but sidewalk will be added for PDP and construction plans.**
- The Commercial driveway opposite of Summit Woods Xing will need additional lanes for turning movements at the signal and additional off site turn lane improvements along Pryor at this intersection (e.g. northbound left-turn lane), but I recognize this is associated with a later phase of development that may not be designed at this time of PDP. **Comment acknowledged.**

Kaw Valley Engineering, Inc. would like to thank you for your assistance thus far and please do not hesitate to contact us at (785) 762-5040 for any additional information.

Sincerely,

  
Dillon Cowing, EIT  
Project Engineer