

PLANNING AND DEVELOPMENT

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

Date: Wednesday, September 19, 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 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 Residential Rezoning with Preliminary Development Plan:

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Page 3 of "Artisan Point Drainage and Detention Report" dated Aug. 30, 2018 (hereinafter referred to the stormwater and detention report): What is meant by the statement "...to demonstrate reasonable compliance with ordinances and design requirements for drainage systems"? Reasonable compliance is a subjective term, and we do not feel this is the purpose of this report.
2. Please refer to the previous applicant letter. Buildings are still shown less than 20 feet from the 100 year water surface elevation of Pond 1 and Pond 2 on Sheet PD06. Of particular concern is the 100 year water surface elevation within Pond 2, which appears to show approximately 3 feet from the 100 year water surface elevation and the building. Only 15 feet is provided between the 100 year water surface elevation within Pond 1 and the building. Again, no waiver was requested, nor would we support such a waiver.
3. The plan view for Pond 1 and Pond 2 on Sheet PD06 of the Preliminary Development Plan differ substantially from what is shown within the detention and stormwater study.
4. The plan view shown for Pond 1 within the detention and stormwater study also contains a table showing the volume of the detention basin. The elevations for Pond 1 do not appear to coincide with either the plan view shown on this sheet, nor the plan view shown on Sheet PD06 of the Preliminary Development Plan.
5. The plan view for Pond 2 shown within the detention and stormwater report also contains a table of detention basin volumes for Pond 2. This table does not coincide with the elevations shown on this sheet, nor the elevations shown on Sheet PD06 of the Preliminary Development Plan.
6. The plan view shown within the detention and stormwater report differs from what is shown on Sheet PD07 of the Preliminary Development Plan.
7. Stormwater and Detention Report: Where is the presentation of proposed condition curve numbers? We see a presentation of existing condition curve numbers, but no proposed condition curve numbers.
8. Page 10 of the Stormwater and Detention Report: "xx" acres are called-out. Is this a typographical error?
9. Page 25 of the Stormwater and Detention Report: concrete-lined low flow channels are not allowed within the City of Lee's Summit.
10. Page 26 of the Stormwater and Detention Report: Pond 1 does not coincide with the grading shown on Sheet PD06 of the Preliminary Development Plan. Pond 2 is also suspect.
11. Page 26 of the Stormwater and Detention Study: The "weir" is called-out with corresponding elevations. Is this weir intended as the emergency spillway? If so, it is too low. A minimum 0.5 feet of freeboard between the nominal (i.e., unclogged, fully-functioning) 100 year water surface elevation and the flow line of the emergency spillway weir is required. This requirement does not appear to have been met.
12. Page 29 of the Stormwater and Detention Report: A "top" is called-out with no explanation of what the "top" is referring to. Is this the top of the dam? A minimum of 1.0 feet of freeboard is required between the 100% clogged

and zero available storage 100 year water surface elevation, and the top of the dam. This requirement does not appear to have been met. Please be aware that there will be two (2) separate 100 year water surface elevations to calculate. One of the calculations will be the nominal (i.e., fully-functioning, non-clogged condition) 100 year water surface elevation, and the other will be a calculation of the 100% clogged condition and zero available storage. There are two (2) separate freeboard requirements for each, and two (2) separate measuring datums (i.e., one for the emergency spillway, and one for the top of dam).

13. Regarding the above comments concerning freeboard, it appears none of the freeboard requirements have been met for either condition (i.e., nominal condition, or clogged condition). Please be aware that "primary outlet works" described in the Design and Construction Manual refers to all openings within the outlet structure, except for the emergency spillway (if the emergency spillway is incorporated into the outlet structure).

14. Page 29 of the Stormwater and Detention Report: The bottom of Pond 1 shown on the table does not coincide with that shown on Sheet PD06 of the Preliminary Development Plan.

15. Page 36 and Page 37 of the Stormwater and Detention Report: It appears the allowable release rate for the 1% event is exceeded for Pond 1 and Pond 2, with no further explanation.

16. Sheet PD05: Note 1 states that a 28 foot collector shall be constructed. This is incorrect. Please correct this note by eliminating the width. This width shall be determined by MoDOT for the portion within their right of way, and by the City Traffic Engineer for portions within City right of way.

17. Sheet PD05: Note 2 states that water mains will be 8 inch. There are numerous instances of 12 inch water lines within this development. Please correct.

18. Sheet PD05: "Existing Shenandoah Paving Section" is presented. Are you referring to Blue Parkway? Shenandoah does not exist within the project limits.

19. Sheet PD05: The "Typical 40' Paving Section" is not correct. It may be better to provide a note for purposes of the Preliminary Development Plan, rather than specific construction details.

20. Sheet PD05: Please remove note 7. A Master Drainage Plan shall not be required for this development.

21. Off-Site Sanitary Sewer Improvements: The sanitary sewer study and associated downstream improvements shall be evaluated more thoroughly during the design phase, but for purposes of the Preliminary Development Plan, a corrected version of proposed improvements must be submitted. As shown, there appear to be discrepancies in the what is shown as proposed improvements on the profile views, versus that which is shown in the plan view on Sheet SS-01. Easement widths may need to be adjusted upward to comply with the width requirements (i.e., generally twice the depth). Other discrepancies, such as the creation of a parallel line at City manhole #65-100 will partially divert sewage along the western route. Other discrepancies such as the connection of the new 12 inch sanitary sewer line to City manhole #161 as shown on Sheet SS-08 contradict what is shown on Sheet SS-01. Sheet SS-10 shows a new 24 inch line downstream of City manhole #65-092 at a depth of 30 to 35 feet, which is almost twice the maximum.

22. As commented above, the off-site sanitary sewer concept plan must be resubmitted.