

**PLANNING AND DEVELOPMENT**

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

**Date:** Thursday, October 11, 2018

**To:**

**Applicant:** DRAKE DEVELOPMENT, LLC

Email: [Ian@DrakeKC.com](mailto:Ian@DrakeKC.com)

Fax #: <NO FAX NUMBER>

**Engineer:** KAW VALLEY ENGINEERING

Email:

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

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**Tentative Schedule**

Submit revised plans by noon on October 19th (4 full size paper copies, 1 digital copy, and 4 copies of the comment response letter).

Planning Commission Public

Hearing: November 8th, 2018 at 5:00 PM

City Council Public Hearing: December 04, 2018 at 06:00 PM

City Council Ordinance: December 18, 2018 at 06:00 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.

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**Electronic Plans for Resubmittal**

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.

Electronic copies shall be provided in the following formats:

- Plat - All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided as multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Excise Tax**

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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**

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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:**

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The southbound right-turn lane along Pryor Road cannot be a continuous right-turn lane from the right-in/right-out driveway to Lowenstien. Show two separate right-turn lanes.

2. The design of Lowenstien, especially near the eastern full access intersection to the development and through the curve will need further review and revision in association with engineering plan submittal. For example, the east and west through lanes will need better alignment and the curve radius enlarged. However, based on available information, these revisions should not significantly impact the submitted site plan.

### 3. Traffic Study Comments:

1. Generally, there are mis-spellings, errors in references, inconsistencies, omissions and additional clarity desired throughout the report.

2. The private driveways into the proposed development or Summit Woods do not have speed limits, nor do these driveways have the same sight concerns as a public roadway.

3. Section 3.2 should focus on the sight distance of driveways and streets impacted or proposed by the subject development. The ISD for an existing commercial driveway is not necessary to review or mitigate by the proposed development.

4. The proposed RIRO driveway should be referenced in location to adjacent driveways/intersections that may be impacted, not to the existing RIRO on the opposite side of the street.

5. Current, 10th Edition of Trip Generation should be used. The 9th Edition was replaced in the fall of 2017.

6. Trip Assignment should be noted, inclusive, of Chipman Road and I-470. The information provided does not identify the distribution patterns of trip generation after reaching these two major corridors. The exhibit as shown represents several phases and scenarios. Consider separating the exhibits for easier reference and noting the overall regional distribution in addition to each movement for clarity.

7. The traffic operational analysis (Synchro) for all scenarios lacks appropriate detail. All analysis should be reviewed and revised. For example, none of the default values were properly adjusted as should be; e.g. PHF, Clearances Changes (Red/ Yellow), Pedestrian Times (Walk/Flash Dont Walk), Minimum Green, Coordination Settings, etc. All these factors influence existing and projected operations. Without reliable analysis, it's difficult to conclude impact and improvement needs.

8. Review consistency in operational analysis. Change any phasing assumptions to reasonable operations and ensure accuracy (i.e. a scenario analyzed Blacktwig/Lowenstien as signal controlled).

9. The operational assessment of each phase lacks definition. Does each scenario build upon the last or independently assessed? What does the analysis represent. For example is Phase 2 simply the impact of Phase 2 or the impact of Phase 1+Phase 2?

10. Reference the City's Level of Service Policy for adequate operations. Compare the analysis to this policy in addition to the Access Management Code to identify improvement needs.

11. Explain how the operations meet the policy and existing capacities (i.e. turn lane storage) or how can those inadequate conditions be mitigated with signal installation, turn lane addition or expansion, etc. Also explain if it cannot be reasonably mitigated.

12. There's a lot of images for Exhibit 4. This can be confusing and difficult to follow as non-technical read. Consider separating exhibits based on scenario and illustrating all intersections on one graphic per scenario so the traffic can be

more easily traced and referenced.

13. Include illustrations/exhibits for queuing (with reference to available capacity).

14. Why is the signal warrant analysis at Lowenstien and Pryor repeated for Phase 2 after Phase 1 has shown its need?

15. When justifying the signal at Lowenstien and associated spacing criteria, please verify the location does not create issues with signal coordination or adverse safety impacts to adjacent (existing and proposed) driveways/intersections (e.g. expanded intersection functional areas as signal opposed to two-way stop control may or may not encroach these adjacent access points).

16. AMC does not allow for continuous right-turn lanes. Change recommendation or justify modification.

17. Unimproved Road Policy referenced in the study addresses volume based criteria, but such condition is not applicable to non-residential development impacts such as the development proposed and its non-residential trips on Blacktwig. All non-residential development must improve unimproved roadways and interim standard roads to urban standards. Only the east side of Blacktwig remains unimproved and requires widening, curb, etc. The portion of Lowenstien west of Blacktwig should also be reviewed in consideration of the policy and impact of single family residential development it will provide access (different assessment than the non-residential impact).

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

Complete the attached single-family compatibility form.

2. Elevations.

Elevations are still missing for the senior living, hotel, and ball court buildings.

Elevations are also required for the proposed single-family residential.

Additional architectural detail is needed for the proposed retail buildings. The upper portions of the elevations seem somewhat blank. Additional discussion can be had for this. Also, call out the material utilized for the upper portions of the elevations.

What is the proposed material in the upper portions of the retail building?

3. Resubmittal.

Provide four (4) sets, full sized paper copies for all sheets, including the elevations (hotel, retail, senior living, and ball court building) and other buildings.

4. LS Parks Department.

Is there an update regarding discussions between the LS Park's Department and the applicant?

5. Modification Narrative.

If any modifications to the UDO is required, 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.

6. Signs.

Signs and special features locations will be evaluated for compliance at the final development plan stage. If a modification is requested for any signs for (size, number, location, etc.), please request this at this time. Signs are not permitted within easements.

7. Design Standard Table.

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 (i.e. building height?). If standards are not established, the typical CP-2, R-1, or other appropriate zoning matching the use would apply. revise the 10-foot front yard setback, staff would not support this proposed setback, a typical single-family residential lot has a 30-foot setback.

8. General Note.

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.

9. Lot widths.

On sheet C-5 provide the lot widths for the proposed single-family lots.

10. Street Labels.

Label the residential street name and Right-of-way for the proposed NW Black Twig Street or is Lowenstien Circle proposed? All sheets should have streets labeled.

11. Grocery store function.

Please provide a written description/update on the function of the grocery store. Will the store have a bank, coffee shop, or restaurant inside?

Hotel function.

Please provide a written description/update on the function of the hotel. Will the hotel(s) offer a public/private lounge/bar/and or restaurant?

12. Block length.

It's noted the block lengths are provided on Sheet C-5. In order to determine compliance can the dimensions be taken from each intersecting driveway or pedestrian path. Also, the block length for this purpose should not include any street length past Lot 25.

13. Landscaping.

Revise the plant schedule to indicate the height of the Perfecta Juniper, Emerald Green Arborvitae, and the Nellie Stevens Holly will be 8-foot in height.

It was noted in the landscape worksheet table that trees along I-470 was omitted, please revise to indicate the numbers that are required/provided.

It was noted in the landscape worksheet table that shrubs along Lowenstein Rd. were omitted, please revise to indicate the numbers that are required (and/or met if parking lot screening shrubs are substituted).

Provide a summary of how the open yard calculations were determined. This could be a separate table referencing the overall sq. ftg. of the project, the overall sq. ftg. of the single-family residential (that can be omitted), and the overall building square footage. The parking lot square footage may not be deducted from the landscape calculation.

Within the medium impact buffer portion of the landscape worksheet indicate the linear lengths that were determined for the medium impact buffer requirement.

14. Lighting.

Indicate on the lighting sheets the overall height of the proposed parking lot poles. Those within 100-feet of residential shall be a maximum of 15-feet in height.

15. Easements.

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.

16. Platting.

Sheet C-3A indicates Lots 1 thru 42, however the Final Plat Sheets doesn't reflect the same lot and tract layout. Please clarify.

17. The proposed revisions will need to be received by October 16th, if the revisions (to include all elevations), aren't received by that date, staff will continue the application to the December 13th Planning Commission date.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sanitary Sewer Study - South System:

Two existing MHs sre not included in the analysis. Line Segments 6 & 11 have MHs mid-length. Please revise the analysis to include these MHs and account for the inflow at those locations.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Reviewed PDP changes received September 26, 2018.