

Residential Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, November 02, 2018

To:

Property Owner: CLAYTON PROPERTIES GROUP INC Email:
Fax #: <NO FAX NUMBER>

Applicant: OLSSON ASSOCIATES Email:
Fax #: (913) 381-1174

From: Shannon McGuire, Planner

Re:

Application Number: PL2018184
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: ALLERA, REZONING FROM R-1 & RLL TO RP-1
Location: 2001 SW M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, November 19, 2018 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: November 06, 2018 at 09:00 AM

Planning Commission Meeting: December 13, 2018 at 05:00 PM

City Council Public Hearing: January 08, 2019 at 06:15 PM

City Council Ordinance: January 22, 2019 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

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

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:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

1. Provide street names for review.

-
1. The RP-3 zoning district makes more sense for this development. In the RP-3 zoning district single family homes are an allowed right but rezoning to this district the modifications for density, lot area and minimum lot width will not be needed.
 2. Please provide a rezoning map showing the following:
 1. Boundaries of the property to be rezoned.
 2. Legal Description
 3. Existing and proposed zoning districts of the property to be rezoned.
 4. Zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned.
 3. Please provide building elevations of all sides depicting the general style, size and exterior construction materials and color schedule of the proposed buildings. In the event of several building types, a minimum of one elevation of each building type is required.
 4. Please provide details/elevations on what type of amenities will be provided, i.e. pool, club house, playground, etc.
 5. Please provide an adjacency compatibility study for single family residential development, pursuant to Section 2.050.
 6. Please show a U/E on all common area tracts consistent with the U/E's on the adjacent lots.
 7. Please label the dimensions of the parking stalls on Tract B's amenity area.
 8. Please provide information on all proposed exterior lighting, including parking lot lights and wall-mounted fixtures. Please provide fixture type, location, height and intensity and manufacturer's specification sheets.
 9. Please provide a narrative statement that explains the need for modification of the applicable zoning district regulations (lot width, front & rear yard setbacks).
 10. Please provide a written plan that demonstrates that all common property will be owned and maintained in accordance with the UDO requirements.
 11. Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890 Typical buffers. For this project a low impact screening buffer shall be required.
 12. A minimum of one (1) van accessible parking space is required adjacent to the proposed amenity area.
 13. Please provide details for the required ADA parking signs.
 14. Please show a 5' sidewalk that runs parallel to MO Hwy 150.
 15. Please label the proposed streets with street names. If no names have been identified yet, you may label them "A", "B", "C", etc.

16. Please continue the northernmost east/west street to the west property line near Lot 4. Please continue the westernmost north/south street to the north property line near lots 44 & 45. Please continue the street adjacent to lots 80-86 to the southern property line near lots 88 & 89.

17. Tract H and Tract I appear to be one contiguous tract. Please correct the labels as needed.

18. The landscape islands adjacent to SW Pryor Rd will need to be included in the common areas as tracts. Please update the plans to reflect this.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The "Preliminary Stormwater Drainage Study" dated Oct. 19, 2018 proposes that the City waive several allowable peak discharge rates. In particular, the report proposes a waiver to the allowable release rate for the 1% annual chance event at point of interest B1 by a factor of approximately 50%. The City would not support such a waiver. Point of interest B1 is perhaps the most significant point of interest for this development, and waiving the release rate requirement for the 1% annual chance event does not appear warranted. Additional waivers are being requested for point of interest A1 and C1. These waivers are briefly discussed on Page 9 of the report, but no specific waiver request is discussed (e.g., which storm event, and justification). It appears from our analysis contained elsewhere in the report that these waivers on point of interest A1 and C1 are located downstream of "fringe" areas. Furthermore, these waivers for points of interest A1 and C1 reduce the post-development peak flow rates for all events to a significant extent (i.e., much greater than the typical margin of error encountered when calculating pre-development peak flow rates). It is for this reason that the City would support such a waiver for these two (2) points of interest. However, a discussion of these waivers should be provided within the body of the report, and the "Conclusions and Recommendations" section of the report.

2. Please be aware that the proposed alignment of the off-site sanitary sewer will require the acquisition of off-site public sanitary sewer easements. If these easements cannot be obtained, then any alternate alignment of the sanitary sewer other than shown on the concept plan will likely require off-site sanitary sewer upgrades to the downstream system. A separate sanitary sewer study for the new alignment would be required in this instance. The reason for this requirement is that the inclusion of the drainage area intended to drain north, would be included in the drainage area directed to the southeast. The inclusion of this drainage area would take away capacity from adjacent property owners who intend to connect to the Napa Valley sanitary sewer.

3. Please show the pipe sizes for the water mains within the development. We are anticipating that 8 inch lines would be sufficient for all interior water mains.

4. Please show the horizontal extent of the maximum water surface elevation for the nominal condition (i.e., outlet structure functioning normally without clogging) within the detention basin. It appears that the 20 foot rule has been violated. The City requires that a 20 foot setback from any building and any property line.

5. Please show the location of the emergency spillway, or discuss within the report. Will the emergency spillway be combined with the outlet structure? Or will the emergency spillway be a standalone element such as an earthen spillway within the dam?

6. Sheet L1: The landscape plan is shown with no visual reference to the proposed City-owned utilities (i.e., water and sanitary sewer). Trees cannot be any closer than 5 feet from any water or sanitary sewer line, as measured horizontally from the outside of the pipe, to the outside of the mature tree trunk. Ornamentals and shrubs are exempt from this requirement, on condition that the applicant is aware that any subsequent maintenance work to the City-owned utility will not include the replacement of ornamentals and shrubs.

7. All off-site easements must be in a form acceptable to the City. Easements must be dedicated prior to approval of any engineering plans.

8. Are there any United States Army Corps of Engineers (USACE) requirements for this project, or any wetland issues that need to be addressed?

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Extend the east-west local street that is located immediately south of M-150 Hwy to a dead-end at the west boundary for future extension towards the west. This would also allow Lots 1 & 2 to be fronting the east-west street addressing the MoDOT comment about driveway separation from M-150 Hwy.

2. Extend the north-south local street adjacent to Tract D to a dead-end at the south property line. This would provide better access to the future east-west collector that borders the property and more lots.

3. Additional staff review of the traffic study is pending as well as MoDOT comments. Assume turn lane improvements along Pryor Road at Access 2 will be required in compliance with the Access Management Code as well as paved shoulders along Pryor Road from M-150 Highway to Napa Valley Drive based on the Unimproved Road Policy. These improvements are in addition to the improvements recommended in the study and/or by MoDOT.