

Commercial Preliminary Development Plan Applicant's Letter

Date: Friday, November 02, 2018

To:

Property Owner: TUSTIN LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Shannon McGuire, Planner

Re:

Application Number: PL2018185

Application Type: Commercial Preliminary Development Plan

Application Name: REECE NICHOLS PHASE 2

Location: 207 SW MARKET ST, LEES SUMMIT, MO 64063

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 09:30 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 Commercial Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. This application will be placed on hold prior to scheduling public hearings until such time as an alley design is submitted and approved by City staff.
2. Given the scale of this building Staff would like to see the façade be split into 2 distinct masses with architectural details. Additional meetings may need to be scheduled with the applicant and staff to further talk about this comment.
3. Electrical and gas meters, conduits, and other mechanical equipment shall comply with the Design Standards for the Downtown Core Area as outlined in SEC. 8.440. Please update the plans to show details of where the electrical/gas meters, conduits, and other mechanical equipment will be located.
4. Please show a continuation of the Downtown street scape in front of this building along SW Market St. For additional street scape design details please contact Scott Ward at 816/969-1849.
5. Please label all colors and building materials on the proposed building.
6. Please provide a street level rendering that depicts this building in relation to the surrounding area.
7. A modification will be required for relief from the UDO's landscaping requirements. Please provide a written request seeking and justifying the modification.
8. Please add the total number of dwelling units and dwelling units per acre to the land use table.
9. Please provide details on all proposed exterior lighting. Please also include the manufacturer's specification sheets for the exact fixtures to be used.
10. Are any signs being proposed? If so please provide details.
11. Please label the ground cover to be used on the area not covered by the building.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

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 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
3. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Will the building have its own enclosure or share with another building?

4. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The lanes of the split entrance to the alley need to be as wide as possible, with a drivable of no less than 10 feet. Recommend a rollback curb (CG-2) on the island.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. In addition to notes on the Preliminary Development Plan, please add appropriate notes (i.e., on the plan view) to the sanitary line to the north of existing building as being relocated as part of the first phase.

2. In addition to notes on the Preliminary Development Plan, please provide the same justification as shown in the first phase for stormwater detention. This may be in the form of a memorandum, as provided with the first phase of this project.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The east-west alley should be designed with an alignment that remains straight and centered on the proposed island at Market Street, shifting the designed portion east of the island a few feet south so that the parking end caps can be larger, the traffic transition is evenly split and more gradual for east-west traffic and the operation is more efficient for vehicular movement. The entire alley improvement area would still remain within easement and should not overlap the sewer line leaving a portion of existing easement south of the alley improvement for potential vacation/relinquishment.

2. Use a mountable, e.g. CG-2, curbing around the island in the alley. Other curbs in the alley may be a flat/ribbon curb, CG-2, CG-1, or blended, depending on the location and transition to existing curb along Market Street.