

DEVELOPMENT SERVICES

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

Date: Friday, December 14, 2018

To:

Property Owner: NEW TKG-KC LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: NEW TKG-KC LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: CROCKETT ENGINEERING
CONSULTANTS

Email: JEILER@CROCKETTENGINEERING.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018222

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: STORAGE MART 156

Location: 3930 SW RAINTREE DR, LEES SUMMIT, MO 64082
3924 SW RAINTREE DR, LEES SUMMIT, MO 64082

Tentative Schedule

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

Applicant Meeting: To be determined

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 Rezoning with Preliminary Development Plan:

Fire Review	Jim Eden	Assistant Chief	Corrections
	(816) 969-1303	Jim.Eden@cityofls.net	

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: The hydrant exceeds the 300 feet measured around the building. Extending a hose from the hydrant to the FDC would also block the only access into the facility. Provide a hydrant that will meet both requirements.

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

4. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Confirm adequate water for the required fire flow and hydrants. App. B and C.

5. 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.

Action required: Will a dumpster and dumpster enclosure be provided?

6. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

7. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: Designate heavy duty asphalt areas.

Planning Review	Jennifer Thompson	Planner	Corrections
	(816) 969-1239	Jennifer.Thompson@cityofls.net	

1. Please submit an electronic copy of the legal description. 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.

2. When resubmitting, please submit an electronic copy of the site plan and architectural drawings.

3. Prior to the issuance of a building permit, a minor plat combining the two lots, shall be submitted, reviewed, approved, and recorded at Jackson County Recorder's office.

4. Provide the lot dimensions on sheet CE4.

5. Provide the parking dimensions for the angled parking spaces on Sheet CE6.
6. Label and show the access easement and UE easement that is to be vacated.
7. Is a trash enclosure dumpster area proposed? Please provide the location and a detail of the enclosure.
8. Provide a fencing detail for the proposed vinyl fence with brick pilasters.
9. Provide the lighting specification sheets.
10. The accessible sign detail needs to be revised to indicate the correct max heights per the UDO. The sign can be mounted on a pole or other structure located between 3'-5' above ground, measured from the bottom of the sign.
11. Revise the paving detail for alternate asphalt to meet the UDO requirements for fire lanes and truck access. The asphalt base course is required to be 5". It's noted on Sheet CE 6 that this could be used as an alternate to concrete.
12. The minimum tree caliper size for deciduous trees is 3-inches and the minimum evergreen tree height is 8-feet. Please revise the plant schedule accordingly.
13. A medium impact screen is required along the south property line. The impact screen provided reflects the low impact screening options. Please refer to Article 8, Section 8.900 B. Medium Impact Screening options and revise the landscape table accordingly.
14. Sheet LS1 shows the parking space at 90 degree angles, however all the civil sheets reflect angled parking. Please update the LS1 sheet to reflect the appropriate layout.
15. Four of the street trees along M-291 Hwy are proposed outside of the property line. Update the plan to show those within the proposed lot.
16. The trees and shrubs shown to account for the open yard and shrub requirements are not shown on the project lot. Update the plan to show them on the proposed lot.

Parking lot screening has not been provided along M-291 Hwy. Please refer to Article 8 of the UDO to determine the requirements.

17. As part of the M-150 CDO overlay district regulations, native landscape materials are required. (See the native plant list at <http://grownative.org/native-plant-info/plant-picker>).

The following species will need to be switched to a native species (per submitted landscape plan):

Elm, Birch, Crab Apple, Magnolia, Arborvitae, Non-native Hydrangea, Viburnum, Norway Spruce, Boxwood, and Lilac.

18. M-150 CDO Overlay Sustainability Requirements.

Please refer to Article 5. Section 5510. C. Sustainability Requirements. Please respond in narrative form how each of these standards will be met. The list covers 2.a.(1)-(10) and 2.b. (1)-(11).

In addition, can a sheet be supplemented to the plan outlining the M-150 sustainability standards and your response to each item? Staff feels this would be an easy way to compare/illustrate what the requirements are and how they are proposed to be met.

19. Staff does not support the first floor garage door/access fronting M-291 Hwy. More discussion can occur during the pre-application meeting.

20. In order to meet screening requirements for the garage loading areas on the first floor along the south and west elevations, an opaque screen shall be provided. Screening options can be found in the UDO in Article 5.510. 3. (3)(b).

21. Parking lot islands with CG-1 curbing shall be provided at the end of the parking area for the parking spaces located near the front entrance.

Reference the CG-1 curbing within the detail sheets.

22. How does the loading/drive-thru area function? Will the doors be open during loading/unloading?

23. Required Corrections for Elevations.

- Labels. Many of the labels seem either mis-labeled or are missing labels.

- Color. Provide the proposed colors for all building materials, garage doors, service doors, etc. Can color elevations be provided?

- Material Samples. Provide (in color) material sample swatches on the elevation sheets

- Building Materials. Several of the exterior building materials seem have same the same pattern. Can the patterns reflect the building material?

- RTU location. With dashed lines indicate the location of the roof-mounted units, indicating they will be screened via the parapet.

- South elevation. The large expanse of wall is not labeled on the south elevation.

- Vertical articulation--four sided architecture. Additional vertical and four sided architecture is needed on all four sides of the building.

- East elevation. A provision of insets, with details, to break up the expanse on the east elevation is needed.

- Staff can support approximately 30% of an E.I.F.S product on a given elevation. Provide the percentages of E.I.F.S for each elevation.

- Please confirm what if anything that is visible behind the proposed windows. Staff does not support the faux storage door visible behind any of the windows.

- Windows. Additional windows are needed on the other elevations.

- Cornice. The cornice should wrap around and provide a more substantial feature.

- Signs. What are the proposed signage of the building?

- Elevations. Once revisions are submitted and as we move forward to Planning Commission and City Council additional renderings/perspectives with of the building viewed from M-291 Hwy/Raintree Drive illustrating the building, proposed, landscaping and fencing will be requested.

- Garage Doors. What is the garage door material and the large overhead door material? Has consideration been given to aluminum/glass product for the large overhead door?

24. Please provide a narrative of hours of operation, etc.

25. The Pole sign will need to be removed, if not coming down due to construction.

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Pavement design must meet UDO Section 8.620 and Design and Construction manual requirements. Please revise sections accordingly.

2. Please use City of Lee's Summit standard details for all items other than erosion and sediment control.

3. Include sidewalk along the Mo-291 frontage. ADA-accessible ramps are required at driveways.
4. Show and label the 100-year WSE throughout the plan set. A minimum of one foot (1') of freeboard is required between the emergency spillway design stage and the top of berm. It appears that requirement has not been met. Please revise accordingly.
5. The minimum orifice size is one inch (1") diameter. Please revise outlet structure accordingly.
6. Storm sewer calculations will be required in the plan set with the Final Development Plan.
7. Add the HGL to the storm sewer profile.
8. Show and label all existing easements that are being vacated.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
