

DEVELOPMENT SERVICES

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

Date: Friday, January 04, 2019

To:

Property Owner: HILLSIDE AT DEERBROOK LLC Email: ROB@TRATOSIIIREALESTATE.COM
Fax #: <NO FAX NUMBER>

Applicant: STRICKLAND CONSTRUCTION CO INC Email: JACQUELINE@STRICKLANDCONSTRUCTION.COM
Fax #: (913) 747-7272

Engineer: HG CONSULT, INC Email: KSTERRETT@HGCONSULT.COM
Fax #: <NO FAX NUMBER>

Architect: CL ARCHITECTURE (CRAIG LUEBBERT) Email: CRAIG@CLARCHITECTURE.COM
Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018121
Application Type: Commercial Preliminary Development Plan
Application Name: ATTIC STORAGE OF LEE'S SUMMIT
Location: 920 NE DEERBROOK ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Tuesday, January 22, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: January 08, 2019 at 09:30 AM

Planning Commission Meeting: February 14, 2019 at 05:00 PM

City Council Public Hearing: March 05, 2019 at 06:15 PM

City Council Ordinance: March 05, 2019 at 06:15 PM

City Council Ordinance: March 19, 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	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. It's unclear if faux metal storage doors will be visible behind the windows. Staff doesn't support the faux storage doors if seen behind the windows. Please provide clarification or additional detail.

It is recommend opaque spandrel glass for multiple locations on this building be provided to hide views of interior storage doors. Are the windows tinted or are spandrel glass?

What type of glass/coating/transparency do the windows have?

2. Provide material and color samples for the proposed exterior building materials (to include the metal canopies). Staff suggests to illustrate the exterior material samples on the plans (by using a photo zoomed in to reflect color and material). Staff also suggests to have actual samples for the upcoming Planning Commission and City Council meetings.

3. On Sheet A2.0 one of the leaders for brick is pointing to the aluminum store front windows.

4. Provide additional detail for the insulated metal panels. Is this a stucco or E.I.F.S. product?

Can you provide the percentages of this material for each elevation.

5. Staff does not support the white color of the exterior garage doors. It should be a color more compatible with the building in which it is to serve. Has consideration be given to a glass window panel system or something more decorative for the larger overhead doors?

6. Clarification s needed for the number of overhead garage doors on the east elevation. They are not reflected in the 1st floor floor plan. Are the 5 smaller overhead doors individual units that are accessed from the exterior? Do they have a connection to the interior of the space?

Staff cannot support the 5 smaller overhead doors shown on the east elevation. In addition exterior access storage isn't allowed in the CP-2 zoning district.

7. Staff has concerns of both large overhead doors facing the residential district to the east. Relocating the large overhead door on the southeast corner of the building from the east side to the south side seems doable and would eliminate some of the visual and potential noise from the residential district. Relocating the man door location seems optional.

8. Is it possible to build out/redesign the corner of the building at the northeast corner such that the overhead door could face south? Not recommended that this face residential, however, if the elevation is significantly lower than residential, this might be defensible and may be able to remain?

9. Staff is curious once you have your neighborhood meeting what the reaction would be to the windows on the east elevation. Possible solution is to eliminate windows on this elevation and bring the stone up to the accent band and brick up to top of where windows were located? Or keep window if they are opaque spandrel glass?

10. How and what material are the mechanical screens? Is this screened by a parapet?

Staff recommends additional wrap around detail for the pilasters so as to appear more prominent.

11. On the west elevations the window pattern language does not quite "mesh" with that on the south end. Staff recommends central bays on west side match "4-window" pattern language of central bay on south side. Also on south elevation.

If, at the southeast corner, large overhead door is relocated to south elevation at the southeast corner, the two windows could be removed. If door is not located here then the four window on this corner of the face should match the look of those on the northwest corner of the west elevation.

The grade on the west elevation isn't shown correctly, please revise.

12. Can a roof plan be submitted, noting the location of the mechanical units.

13. Staff recommends offering a neighborhood meeting for the surrounding neighborhood and property owner's within 185-feet to introduce the proposed project within their neighborhood. If notes are recorded for this meeting, staff would appreciate receiving a copy of the notes.

14. Can further detail be provided regarding the office space proposed on the 3rd floor?

15. Provide in written form the justification for the requested modification for the FAR.

16. Provide the proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted. This information is needed at the preliminary development plan stage.

Provide a photometric plan for this site. Refer to Article 7 of the UDO for specific lighting requirements for all lighting. Please note that specific requirements are in place for properties adjacent to residential districts/uses.

17. Provide photos of the existing fencing and landscaping along the east property line. Staff will evaluate the condition of the landscaping and existing fence.

Provide photos of the existing tree line along M-291 Hwy.

18. Provide the high impact buffer calculations for the east property line. Also include the screen option that is to be utilized to meet required numbers for the low impact screening requirements.

Discussion may be needed to determine the species for the high impact buffer. A 20' UE is located along the east property line.

19. The proposed Austrian Pines along the M-291 street frontage shall be changed to an ornamental variety as they are located within a 50'UE and there is a water line in the vicinity.

The required number of street shrubs isn't reflected on the plan, please add the 16 shrubs along the M-291 frontage to meet the street frontage shrub requirement.

20. Provide a fencing detail for the privacy fence.

21. Provide in narrative form responses to the Preliminary Development Plan criteria listed in Article 2 of the UDO.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 4: Include riprap calculations to verify the riprap is adequately designed for the velocity. Also include riprap depth in the callout.

2. As previously requested, reconcile the drainage calculations on Sheets 6 & 7 with the drainage report.

3. A waiver must be requested in order to use inlet filtration in lieu of 40-hour extended detention for the water quality event. All waivers must reference the specific sections of the design and Construction Manual from which a waiver is requested.

Fire Review	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.

2. 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.

Action required: The curb along the building shall be marked.

3. 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.

A Knox box will be required on the building and a knox key switch on the gate.

4. Standpipes will be required in the stairwells and ground floor entrances. Confirmed at permit review.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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