

Commercial Preliminary Development Plan Applicant's Letter

Date: Friday, January 04, 2019

To:

Property Owner: THE UNITED METHODIST
CHURCH OF LEES SUMM

Email:
Fax #: <NO FAX NUMBER>

Applicant: CITYSCAPE PROPERTIES LLC

Email:
Fax #: <NO FAX NUMBER>

Engineer: PHELPS ENGINEERING, INC

Email: DOUGUBBEN@PHELPSENGINEERING.COM
Fax #: (913) 393-1166

From: Shannon McGuire, Planner

Re:

Application Number: PL2018234
Application Type: Commercial Preliminary Development Plan
Application Name: DTLS APARTMENTS
Location: 114 SE DOUGLAS ST, LEES SUMMIT, MO 64063

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 08:30 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 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:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 507.1 - 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: Provide a water model showing available water for the project. A 50% reduction will be allowed for a fully sprinklered building with standpipes. and f

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.

Action required: Where will the dumpsters be located?

4. 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.

Action required: Show the location of the FDC and accessible hydrant within 100 feet. The hydrant should be on the same side of the street as the FDC. The existing tap for the private hydrant off of Main Street may be able to be used for the fire protection line and for a hydrant.

Planning Review

Shannon McGuire
(816) 969-1237

Planner
Shannon.McGuire@cityofls.net

Corrections

1. Please provide a digital copy of the legal description in a format that can be copied/pasted into a Word document.

2. Please label the typical dimensions of the proposed parking stalls. Please include the aisle width of any ADA parking stall.

3. 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. Please submit a written request for the parking lot minimum modification, the FAR modification and any additional modification you are requesting.

4. Please provide information for all proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Please provide the manufacturer's specification sheets as well. If you wish to defer this information to the FDP, please respond as such and add a note to the plan set that all lighting will comply with UDO requirements.

5. New buildings shall have rooftop mechanical equipment fully screened from view by using parapet walls of the same height as the mechanical units. Ground-mounted mechanical equipment and loading/service areas, including trash enclosures, shall be located out of public view whenever feasible and shall not front onto an arterial street. Ground-mounted mechanical equipment shall be located behind the building and screened from public view with fencing or landscaping or both. Where will the mechanical equipment and trash enclosures be located?

6. Faux brick products (not made of fired clay) are prohibited. Sheet A3 stated a “Brick Veneer” is proposed. Please provide more specific details on the brick product being proposed.
7. The 1st and 2nd floors of street facing facades including alley facing facades (for corner buildings that have both) shall consist of brick. Any deviation from this requirement would require a modification to the UDO that can only be granted by the Council.
8. Upper story decks/balconies may project beyond the plane of the building only when located on the side and rear of a building not facing a street. Since the proposed project is street facing on all side all decks must be recessed. Sheet A3 is not clear on this and the photos on A5 show some that area and some that are not. Please provide clarification on this.
9. Please incorporate additional prominent Renaissance Revival style architectural features from the existing church into the proposed building. At a minimum staff would like to see the peeked roofline and arches incorporated into the new building.
10. Please provide a street level rendering that depicts the relationship of new building with the existing structures and neighborhood.
11. Staff has concerns as the brick on the existing church are in the tan/brown family but the example photos on A5 show red brick. Additionally, the elevations on A3 are not labeled with a color. Please provide a color palette for the proposed materials. A material sample board it would be very helpful and most likely requested at the public hearings.
12. Sheet C2 show 3 attached (blade) signs and a proposed freestanding (monument) sign. In the CBD zoning district signs are limited to 2 attached signs that are 10% of building façade for awning, canopy, or wall signs and 6 sq. ft. for projecting, over or under canopy signs. Freestanding sign are limited to 16 sq. ft. for ground or hanging and 32 sq. ft. sign face and structure area for monument. Please provide details for what is being proposed. Should the signs being proposed not meet the UDO requirements now is the time to ask for modifications.
13. Sheet C2 shows a connection on the north side of the existing church to the new building, sheet L1 doesn’t show this connection. Please reconcile the plans to reflect what is being proposed. Staff was wondering if there was any consideration of not connecting the church to the new building and leaving it as a free standing structure. By doing this you would leave open the opportunity for evaluating and possibility for having the building listed as a historic structure in the future.
14. The plan title block has the property addressed as 115 SE Main St. The correct address for this property is 114 SE Douglas St.
15. You are proposing 440 parking stalls. 115 stall short of the 555 parking stalls are required by the UDO. A request for approval of an Alternate Parking Plan will require a modification and must supported by a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests. Staff has concerns about the significant deficiency in provided parking and would like to see additional parking identified.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. It was our understanding that the non-compliant ADA-accessible ramp at the northeast corner of SE 2nd St. and SE Main St. would be removed and replaced. Stairways and associated retaining walls render the ramp non-compliant, and any site improvements will necessitate the construction of an ADA-accessible ramp which is compliant. This would include any upgrades, modifications, or additions to the pedestrian cross-walk signal.
2. The detention report does not appear to address the 40 hour extended detention requirement for the 90% mean annual event.
3. No sanitary sewer study was included in the submittal. No concept plan was presented showing the required downstream improvements to the sanitary sewer system.
4. Sheet C4 shows a water line on the west side of Main St. Were record drawings consulted to determine the status of this line? There is information contained on our GIS showing this line was abandoned. This line may need to be installed with the development, to complete the water line loop to the north.
5. Will there be sufficient fall in the sanitary sewer to relocate as shown? What will this do to the hydraulic grade line for the 50 year event?

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Parking shown along 2nd Street shall be removed.
2. Recommendations in the Traffic Impact Study shall be included in the plans.
3. Traffic Study should be updated to address the LOS deficiency noted at 2nd and Jefferson, review any signal warrants for this intersection and the intersection of 2nd and Green. The report should also include Exhibits to more clearly report the queuing analysis of each intersection and scenario studied.
4. The parking shortage between required and provided should be corrected or a parking study provided to support an alternate parking plan.
5. The improvements along Douglas are subject to change with engineering plan review to accommodate a 3-lane section of Douglas (i.e. addition of southbound left-turn lane), improved intersection alignment with Douglas south of 2nd Street, and consideration of a southbound right-turn lane as suggested in the traffic impact study. The proposed development shall not impede the potential for Douglas improvements planned by City as noted.
6. A pedestrian/sidewalk connection is recommended near the north parking garage driveway between the development and the public sidewalk along 1st Street.