
DEVELOPMENT SERVICES

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

Date: Tuesday, February 05, 2019

To:

Property Owner: METCALF BANK

Email:

Fax #: <NO FAX NUMBER>

Other: SWD ARCHITECTS - PAUL STARK

Email: pstark@swdarchitects.com

Fax #: (816) 531-1978

Engineer: OLSSON ASSOCIATES

Email:

Fax #: (913) 381-1174

Applicant: O'REILLY DEVELOPMENT COMPANY

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019017

Application Type: Commercial Preliminary Development Plan

Application Name: Lee's Summit Senior Living Community

Location:

Tentative Schedule

Submit revised plans by noon on Tuesday, February 19, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: February 07, 2019 at 10:30 AM

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

City Council Public Hearing: April 02, 2019 at 06:00 PM

City Council Ordinance: April 16, 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

Assistant Chief

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. Plans submitted after April 1, 2019 will be reviewed under the 2018 International Fire Code and local amendments.

2. 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).

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Action required: The fire lane for the multi-story facility shall meet this requirement. Fire lanes are measured by drivable surface and do not include curbs.

3. 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: Provide a hydrant plan.

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: Provide a water model that provides the fire flow indicated by IFC Table B-105.1. A 50 percent reduction in required fire flow is allowed for buildings with automatic fire sprinkler systems.

5. 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(s) and associated hydrant(s).

6. 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: Provide a paving plan.

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

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. All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area. For purpose of this standard, the perimeter area shall be measured 100 feet from the property line closest to the residential use and /or district. Outside the perimeter area, the overall height may be increased to 20 feet, measured to the top of the fixture from grade.

Please revise the photometric sheet and indicate the height of all fixtures. For the pole lighting, please include the height of the base and the pole height.

3. Please submit the manufacturer's specification for the SG fixture type and note on the photometric sheet the location.

4. The UDO requires a high impact buffer between this property and the adjoining property to the east. Staff can discuss in more detail at the applicant's meeting.

5. Provide a detail of the proposed vinyl fencing. What color is the vinyl fencing?
The screening requirements for the high impact buffer requires a six-foot opaque fencing with masonry pilasters. Please provide a detail with that incorporated in to the fence.

The proposed landscaping located along the south property line needs to be discussed in more detail during the applicant's meeting.

6. Provide the sizes and species for the proposed landscaping. Please refer to Article 8 of the UDO for size requirements.

7. It was discussed at the pre-application meeting to position SE Princeton Drive immediately adjacent to the property to the east, so as to avoid the 20' strip running north/south. Please shift the roadway to the east.

8. The tree species along the north property line need to be of an ornamental variety. A 25' UE and a 15' UE runs parallel to SW Oldham Pkwy, within this lot. Staff can't support the larger tree species within a easement.

The parking spaces facing SE Oldham Pkwy need to be screened to meet the UDO parking lot screening requirements. (similar to how the parking along SE Princeton Dr. is proposed).

9. Revise the landscape calculation for the open yard shrubs and tree requirements. Staff's calculation is different than what is shown on the plan. We can discuss more at the applicant's meeting.

10. On Sheet C2.0, revise the total parking spaces required to 154.

11. A narrative statement that explains the need for modification of the applicable zoning district regulations, as such modification is permitted pursuant to Article 2, shall be submitted in support of the application for the preliminary development plan approval.

It seems the requested modifications for this plan are building height and potentially landscape high impact buffer (along eastern property line).

12. Trash enclosures are required to be constructed of masonry materials. is the underlying material CMU block with the cement board applied to the exterior? If so, that is acceptable.

13. Is a floor plan available?

14. Label and calculate the building height on the elevation sheets for each building. Please note the UDO's method for calculating building height. The definition for calculating building height can be found in Article 15., Section 15.650.

On Sheet A2.2, elevation AL East, can additional windows be provided?

On Sheet A2.2, elevation MCAL North, can additional gables/dormers be provided to break up the roof line?

Provide the projection depths for the A2.2 Sheet elevations. It's hard to tell what kind of depth/offsets are proposed. There is concern some areas may appear too flat.

15. The landscape plan vs. the plat drawing. The front 10' UE water main easement is shown on the landscape plan, however on the plat it's shown as 15' general UE?

16. Need a 10'UE on Lot 2 on east side of plat. Is a UE needed along the south P/L for lot 1 and 2?

17. I didn't see a B/L on lot 1 east side.

18. Change all side yard setback labels to 20' per UDO SUP conditions.

19. Please provide a pavement detail, accessible sign details, refer to Article 8 of the UDO. Indicate the locations for heavy duty/light duty, etc.

20. Label the colors on the elevations.

21. Provide a statement indicating the location of all oil and gas wells, whether active, inactive, or capped. Also reference where this information was obtained.

22. Please respond in narrative form to the applicable Preliminary Development Plan criteria. The criteria can be found in Article 2, Division IV.

23. All signs shall be reviewed and approved by separate application through the Development Services Department.

24. The generator screening is required to be the same height as the equipment so as to be properly screened. Acceptable screening methods are a masonry wall or evergreen landscaping.

Provide the locations of other Ground Mounted Units and indicate the method of screening.

25. Is it possible to get a floor plan?

26. Staff suggests conducting a neighborhood meeting for surrounding property owners, prior to resubmitting revised plans.

27. Provide the Lot numbers as part of the plat title.

28. A final plat shall be required.

29. The minimum width of driveways for ingress and egress shall be 24'. This shall include only the pavement and not the curb and gutters.

30. Are elevators proposed for the independent living building?

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The results of the sanitary sewer analysis indicate surcharging well above the top of the manhole in sanitary sewer lines located within densely-populated residential areas. The analysis includes a scenario where the City will pay for improvements, at some unspecified date, to increase the capacity of these lines. It is recommended that a segment by segment versus building-by-building analysis be performed to determine what effect the development will have in the interim (i.e., before improvements are made to the system).

2. The proposed improvements to the sanitary sewer system appear to mitigate some of the effects of the increased load to the system, but not completely. There appear to be several segments where the hydraulic grade line increases, even with the proposed improvements being installed at the same time as this development. It is not clear what effect this will have on the downstream residents.

3. A spot check of the assumed pipe diameter yielded a discrepancy in the pipe size downstream of manhole 33-193. We are showing 21 inches, not 12 inches. Also, where is manhole 33-194 (i.e., supposedly the next downstream manhole)? We are showing the next downstream manhole as 33-470? It may be necessary to perform a field survey.

4. Additional discussion is needed on the downstream sanitary sewer issues. As previously commented, there is concern that the proposed downstream improvements may not be adequate to address the downstream bottlenecks, and there is concern that without performing these upgrades with the proposed development, there is the potential to create significant issues downstream of the development in terms of sanitary sewer backups into basements, and overflowing sanitary sewers into waterways.

5. The stormwater study appears to have assigned a curve number of 85 to what appears to be a pasture. In accordance with Section 5600 of the Design and Construction Manual, soil group C "undeveloped" areas should generally be assigned a CN of 74. TR-55 recommends a CN of 74 for a good condition pasture. Is this a row crop? Our aerial photos indicate this is a pasture. The higher CN value will affect the calculation of the allowable release rate,

since a portion of the drainage is assigned to "off-site" drainage, and the higher CN will therefore yield a higher allowable release rate. We do not feel this is justified.

6. Without looping the water line along SE Oldham Pkwy., there are concerns that fire flows will not be met for this project.

7. Grading Plan: There are instances near the new road serving the development where slopes are greater than 4:1 within the right of way.

8. A MoDOT permit will be required for any work within their right of way (i.e., SE Oldham Pkwy.).

9. A backflow vault and backflow assembly is required outside the building, generally within a few feet of the water main. A gate valve must be shown immediately prior to the backflow vault.

10. Sheet C2.0: A note is provided showing "Lee's Summit Street Pavement". Please elaborate on whether this is a residential collector, commercial collector, etc.

11. A general utility easement is required along the entire length of Princeton Dr. It should be a minimum of 10 feet, and the proposed water line should be centered within this easement.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. The traffic study must be updated to correctly assess the Unimproved Road Policy. The study indicates said policy is not applicable to this development; but the policy applies to all PDP's and no collectors are permitted as unimproved roadways (or interim roadways) unless waived by City Council regardless of traffic volume in association with a PDP.

2. The traffic study indicates a traffic signal is warranted at the intersection of Ranson and Oldham. The study further recommends a traffic signal be installed. Until such time a signal is constructed, the traffic control is inadequate to support the development. A traffic signal should be required for this project unless waived by MoDOT (since this intersection is controlled by MoDOT). Any other improvements deemed necessary to support this project by MoDOT should also be required prior to occupancy.

3. Documentation from MoDOT regarding their review, acceptance, and concurrence with the traffic study and associated traffic recommendations pertaining to the MoDOT system must be submitted prior to public hearing so staff can appropriately include necessary conditions of approval.

4. The traffic study or a supplemental narrative should be provided describing the overall development plan and expectations along the Oldham corridor east of Ranson, including the sequence of Oldham and Ranson road improvements proposed. This documentation would be shared in support of any developer request to defer otherwise required improvements to future phases (e.g. when will Oldham be improved in its entirety in compliance with the Unimproved Road Policy). As previously discussed, the developer is seeking partial improvements in consideration of the low trip generation use currently proposed (senior living/memory care) and future development on the remaining property that would complete the full improvements (commercial activity from west to east along the corridor). There has been no description or assessment submitted of the overall development plan and its impact to the area. This documentation would address the basic questions: Does the incremental development impede development of the remaining property and when will the road improvements be done in compliance with policies and standards if such interim waivers are requested for the subject PDP?

5. The traffic study should be updated to generally include:

- assessment of site traffic circulation (appears okay)
- address driveway/intersection separation based on LS Access Management Code (AMC) (appears compliant)
- address driveway throat depth based on AMC (appears okay)
- review turn lane requirements based on MoDOT Access Management Guidelines and LS AMC. (Left turn lanes should be required at proposed access, but right turn lanes not required).