

Commercial Preliminary Development Plan Applicant's Letter

Date: Monday, March 04, 2019

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Property Owner: HAPPY VALLEY PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Fax #: <NO FAX NUMBER>

: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Fax #: (913) 577-8306

: BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019071

Application Type: Commercial Preliminary Development Plan

Application Name: Paragon Star

Location: 1201 NW VIEW HIGH DR, LEES SUMMIT, MO 64081
1195 NW VIEW HIGH DR, LEES SUMMIT, MO 64081
1401 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, March 18, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: March 05, 2019 at 09:00 AM

Planning Commission Meeting: April 11, 2019 at 05:00 PM

City Council Public Hearing: May 07, 2019 at 06:15 PM

City Council Ordinance: May 21, 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 2018 International Fire Code.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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)

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: Make access adjustments to the applicable builds to meet this requirement.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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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. On Sheet C002 define more clearly, the boundaries for the proposed lots and tracts.

3. Label the NW orientation for all streets.

4. The UDO requires parking lot islands to be 10 feet in width when trees are planted within the island, please revise.

5. There were no standard details provided for pavement thicknesses, the proposed vegetated porous pavement, accessible signs, trash enclosure, curbing, etc. It is assumed this will be provided at final development plan stage and will meet UDO standards.

6. The parking lot setbacks from ROW are not met along I-470. A 20 foot setback is required, will this be requested as a modification?

7. On Sheet C007 provide dimensions of drive widths at the island bump outs. Driveway widths shall include the pavement and not the curb and gutters. Clarify the limits of the dimension.

Call out the type of curbing that is proposed.

8. Provide a standard comment indicating the location of all oil and gas wells, whether active, inactive, or capped. Reference the source for determination.

9. Provide dimension for the south driveway, see Michael Park's comment regarding the need for sidewalk.

10. Label sidewalks on both sides of Paragon Pkwy.

Label all internal sidewalks within the site.

11. Provide a table establishing the proposed setbacks for each lot.

12. Provide additional detail for the proposed amenity courtyard.

Provide additional detail for the proposed entertainment venue.

13. Can a general phasing schedule be provided?

14. The parking calculation for a hotel with a restaurant or lounge is 1.5 parking spaces per room. It's noted the parking calculation used for the proposed hotels is 1 per room. Please clarify if the hotel(s) will have a restaurant or lounge (open to the public), associated with the use.

15. Additional detail in a table format is needed for the total number of proposed apartment units (for each building), including the breakdown of number of bedrooms and or type of units. Are any efficiency or studio units proposed?

Are the apartment units proposed above the retail/office building part of Lot 3?

The total number of multi-family units listed on Sheet A1.01 indicates 410 apartments. The label for the apartment building states 390 units. There is no label indicating the number of units for the 2nd through 4th floors of the retail building. We are assuming there are more than 20 units proposed? Please clarify.

16. It's noted a shared parking model is proposed. Can additional detail or a report be provided explaining the methodology used to determine the parking needs?

17. The calculation for the medical office is 5 parking spaces per 1,000 sq. ft., is it the intent to use 4 per 1,000 or was this an oversight?

18. Revise the photometric plan to show the limits of where the foot candle reading reaches 0.

Provide justification for the 28-foot parking lot pole height. The UDO does require lower pole heights when adjoining properties with residential uses. Staff understands the distance to the homes is quite long, however additional detail from the applicant is requested.

Will there be proposed building lighting? Can this be included in photometric plan at this time? If provided at final development plan stage, all lighting shall meet UDO standards.

19. Provide a table detailing the proposed FAR and/or densities for each lot.

20. There are conflicting building heights noted for the medical office building between sheets A1.01 and A2.01.

21. Provide the hotel building heights and square footages.

22. Elevations were not received for the proposed stand-alone restaurant, apartment building, hotel(s), and the parking garage. Is the intent for this preliminary development plan to cover all buildings?

23. Elevations for all sides of buildings are needed for review prior to moving forward to public hearings.

24. The medical office building elevation seems to be lacking additional elements. Perhaps, there could be additional details or material changes?

25. The entertainment building elevation is lacking vertical and horizontal elements. Can additional detail be added?

26. Provide leaders identifying the proposed exterior building materials referencing the exact location on the building.

27. Has it been determined if metal paneling or EIFS is proposed? Some of the elevations indicate either/or. Also, where metal is proposed, please provide the percentage for each elevation. Staff recommends no more than 30% for a given elevation.

28. Can an axonometric projection be provided showing the viewpoint from the from the SW point of view for the development?

Can an architectural street section be provided showing the streetscape corridor looking through Paragon Pkwy?

29. Can floor plans be provided for the buildings? It would assist in understanding proposed projections for the buildings.

30. Provide detail on how proposed Roof mounted units and/or ground mounted units will be screened.

Staff is unsure about the proposed screening method for the medical building. Can building material sample be provided?

Can a building material sample be provided for all proposed metal materials?

31. Are any signs/monument signs proposed for the site that may require approval through the Governing Body (exceeding our standards)? If so, provide a detail of the sign and it can be reviewed as part of this application.

32. Provide a trash enclosure detail, or if provided at final development plan stage, the closure shall meet the UDO standards.

33. On Sheet A1.01, are the labels for the four buildings on either side of Paragon Pkwy accurate for all buildings with respect to the total sq. ftg. and uses or just for the building on which it is labeled?

34. On Sheet A1.01, is the total square footage of the 2-story restaurant 11,070? The other multi-story buildings have the square footages for each floor called out, this one did not. Please clarify.

35. On Sheet A1.01, the hotel square footage and height is not labeled.

Staff suggests shifting the hotels further to the west to allow for a service road behind the hotel.

36. Can the building footprints (only) be labeled for clarification? The footprint square footage is needed to calculate landscape requirements.

37. In the landscape table, the total sq. ftg. used in the landscaping calculations is less than the total sq.ftg. noted on Sheet A1.01. The total square footage is also noted as something different on Sheet C002 when the lot and tract totals are tallied. Can the total sq. ftg. be confirmed?

This could require revisions to the landscape table.

38. Discussion is needed for the proposed caliper sizes and heights for the proposed trees. As proposed the landscaping minimums are not met.

39. It is note shrubs are not shown, labeled, or identified on the plan. At final development plan stage this will be requested and shall meet the UDO standards.

40. Where was the parking lot screening calculated? Technically parking lot screening is required along the I-470 frontage and the View High Pkwy frontage. Staff will recommend screening along the View High Corridor, but could support a modification along the I-470 frontage.

Can justification be provided along with photos, and perhaps a count of existing tree masses along the river in the

north, northwest portion of the site? This would be to show there is adequate screening to adjoining properties that are currently have a residence located on the property?

41. Additional review will be required once revised plans have been received to determine if landscaping requirements have been met.

42. The Unified Development Ordinance (UDO) lists criteria for considering rezoning and preliminary development plan applications. Please refer to Article 2, Section 2.260.B. & C. Please respond in narrative form to the listed criteria in sections B & C, to the extent they are pertinent to this application.

43. Modification requests. Provide a narrative statement that explains the need for all requested modifications. It's been noted modifications could be needed for:

- parking lot setbacks
- landscaping requirements
- metal panels

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. General:

- Show location of all oil/gas wells, or indicate none are present, and cite the source.
- Show phasing of this project.
- The individual lot lines are not clearly shown. Revise a sheet, or add a new sheet, to clearly show lot lines.
- The plans show a future parking garage to the south of the medical office building. Given the size of the structure, there will be significant Impact to existing parking when constructed. Consider doing any subgrade work for the future garage possible at this time to help minimize future disruptions.
- "Public" and "Private" designations included in street name labels is not consistent thru the plan set. Please reconcile.
- The Proposed Floodplain boundary runs thru the coffee shop and south hotel. This is not allowed. Please revise.

2. Sheet C002:

- The "Lot 2" label is used twice. Please revise.
- Please label the base flood elevation.

3. Sheet C005:

- Include all lines(floodway, stream buffer, etc.) in the Legend and include "proposed" or "existing" as applicable.
- What is the "Conceptual Layout" included in the Legend? Please clarify or delete.

4. Sheet C006:

- Label the storm structure upstream of Structure 4803 to the south.
- Label multi-use buildings with all uses, not just retail, on this sheet and throughout the plan set as applicable.

5. Sheet C008: A typical section is not required at this time, but will be required with any Final Development Plan submitted. Remove the typical section shown.

6. Sheet L500: Please note that only ornamental trees are allowed within public easements.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Add sidewalk along the south side of the proposed RIRO driveway from View High Drive to the development.
2. Consider moving the proposed sidewalk shown on the north side of Paragon Parkway between the development and River Road to the south side of the street so as to minimize the number of roadway crossings/pedestrian conflicts.
3. Sidewalk has been omitted from the west side of River Road and a portion of Paragon Parkway (at river crossings). This will be an exception to the typical design requirements that all commercial streets (including private streets) have sidewalk along both sides. However, the omitted areas make sense given the adjacent river areas and otherwise available access routes/sidewalk network for pedestrians related to the places of activity and bridges.
4. The typical section for Paragon Parkway doesnt seem to match the plans.
5. General Parking Comments/Questions: The parking table needs additional information and more clarity for staff review. What is the relationship of individual land uses, buildings and areas of land use proposed within the development corresponding to the parking supply proposed for code, market or shared parking needs? The tabulated aggregate assumes all of the parking is shared without any assignment (e.g. multi-family supply is presumably not entirely shared with other uses) or regard to proximity (e.g. separation of parking supply to parking demand or distance between compatible uses that share parking). Furthermore, could there be a summary of shared parking north and south of Paragon Parkway in addition to the entire site if some of the more detailed information cannot be provided? It appears the "Future Garage" is included in the supply to meet the shared parking model of market demand. Is the "Future Garage" needed or not and when would it be provided if so?