



1000 W Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292

March 4, 2019

Jennifer Thompson, Planner  
220 SE Green Street  
Lee's Summit, MO 64063

Re: Storage Mart 156 – Commercial Rezoning with Preliminary Development Plan –  
Application # PL2018222

Jennifer,

I would like to take this opportunity to respond to staff comments in your letter dated December 14, 2018 the Storage Mart located at 3930 & 3924 SW Raintree Drive. Please see my responses to each comment below.

#### **Electronic Plans for Resubmittal**

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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). *Electronic copies have been provided.*
- Engineered Civil Plans – All engineered civil plans shall be provided as multi-page Portable Document Format (PDF). *Electronic copies have been provided.*
- 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). *Electronic copies have been provided.*
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF). *Studies have been provided in pdf format.*

Please contact Staff with any questions or concerns.

#### **Excise Tax**

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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. *Understood, Please see attached report by CBB.*

## Planning Commission and City Council Presentations

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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:

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<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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. *Understood.*

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. Private a hydrant that will meet both requirements. ***Please refer to Sheet CE 4 for location of new fire hydrant.***

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. ***Signage and striping will be provided as required by the fire code official. Refer to Note #7 on Sheet CE 4.***

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. ***We are currently in the process of getting fire flows at the nearest fire hydrant. That information will be provided as soon as it is completed.***

5. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m<sup>3</sup>)] 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? ***No new dumpster or trash enclosure is proposed as this development will utilize the existing trash collection service from the existing facility.***

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. ***A knox box meeting the above requirements will be installed on the gate controller and/or office door. Please refer to Note #8 on Sheet CE 4 and Label "1" on Sheet CE 6.***

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. ***Please refer to revised detail Sheet CE 7. Areas shown on the site plan with just the solid hatch will be installed as either concrete or asphalt. All asphalt areas will be constructed per the detail shown on Sheet CE 7.***

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. ***Electronic copy of legal description has been provided.***

2. When resubmitting, please submit an electronic copy of the site plan and architectural drawings.  
*Electronic copies have been provided.*
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. *Understood. Minor Plat will be submitted after Planning Commission approval of the PDP.*
4. Provide the lot dimensions on sheet CE4. *Please see revised Sheet CE 4.*
5. Provide the parking dimensions for the angled parking spaces on Sheet CE6. *Please see revised Sheet CE 6.*
6. Label and show the access easement and UE easement that is to be vacated. *Please see revised Sheets CE 4 & CE 6.*
7. Is a trash enclosure dumpster area proposed? Please provide the location and a detail of the enclosure. *No new dumpster or trash enclosure is proposed as this development will utilize the existing trash collection service from the existing facility.*
8. Provide a fencing detail for the proposed vinyl fence with brick pilasters. *A detail has been attached to this submittal. This is an example of what will be constructed. The fence will be 6' tall with columns approximately every 40' with nichia canyon brick material used for the columns. See attached photos of a similar fence constructed in Overland Park, KS.*
9. Provide the lighting specification sheets. *Please see attached spec 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. *Please see revised Sheet CE 8.*
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. *Please refer to revised Sheet CE 7.*
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. *Please see revised Landscaping Plan.*
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. *Please see revised Landscaping Plan.*
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. *Please see revised Landscaping Plan.*

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. *Please see revised Landscaping Plan.*

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. *Due to the existing sanitary sewer easement it was determined to move these trees and shrubs to the north property line to enhance screening from the adjacent property to the north.*

Parking lot screening has not been provided along M-291 Hwy. Please refer to Article 8 of the UDO to determine the requirements. *A 6' tall vinyl privacy fence with columns and landscaping is being constructed along the M-291 Hwy adjacent to the parking lot.*

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. *Please see revised Landscaping Plan.*

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).

*Please see comments to each item in the outline below:*

Sustainability requirements:

a. New mandatory minimum development requirements:

(1) Stormwater Best Management Practices (BMP's) identified in Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria and Section 5600 of Lee's Summit's Design and Construction Manual as amended from time to time shall be utilized in all new and redevelopment projects as further provided herein.

Environmental health and quality of life issue requires mitigation of the environmental impact of increased stormwater runoff due to development. By controlling the large water quantities produced by developing watersheds and minimizing resulting impairment, peak flows and overall quantity of stormwater can be maintained upon completion of the development activities.

Proposed stormwater management system design is sensitive to site characteristics including slopes, soil types, cover types, and infiltration capacity. These characteristics shall be considered in the site layout to improve both site drainage and water quality. The following BMP's shall be utilized either independently or in combination to meet the requirements established in the City's Design and Construction Manual.

(a) Source control BMP's for stormwater management may include:

- Infiltration trenches;

- Filter strips;
- Pervious paving;
- Rain gardens;
- Spill prevention;
- Street and storm drain maintenance.

(b) Source filtration BMPs may include:

- Bio-retention;
- Storm filters;
- Dry swales and grass channels.

(c) Regional retention and treatment may include:

- Wet ponds;
- Constructed wetlands;
- Extended retention wetlands.

*Please see the drawings for the extent of Stormwater BMP's and Management that have been instituted in the design.*

(2) Erosion control as established in the Design and Construction Manual and maintained throughout the completion of the project or development.

*Response: Please see the drawings for the extent of Stormwater BMP's and Management that have been instituted in the design.*

(3) LED lighting with flat lens full cut-off approved fixtures adhering to the International Dark-Sky Association (IDA).

*LED with flat lens full cutoff will be provided.*

(4) Native plants per the approved list.

*Native Plants per the approved list will be provided.*

(5) Locally sourced construction materials when possible.

*Local Materials that will be provided include Concrete for slabs foundations curbs and drives as well as Asphalt. The Owner intends to incorporate locally sourced materials when available.*

(6) Solar ready buildings.

*Pathways for future installation of solar will be accommodated.*

(7) Durable materials.

*Currently the building exterior is shown to have masonry veneer, insulated aluminum doors, glass doors and aluminum storefront.*

(8) Construction and demolition debris and waste management plan. The waste management plan is intended to reduce the amount of construction/demolition related debris going into the land fill and to cull out recyclable materials for future use. Such waste management plan shall include provisions relating to:

- (a) Land clearing debris;
- (b) Waste handling procedures;
- (c) Location of waste dumpsters/bins;
- (d) Waste segregation if proposed;
- (e) Potential recycle location.

*See the attached preliminary Waste Management Specification that will be part of the project requirements for the Contractor.*

(9) Waste containment on site shall be documented as to:

- (a) Method of containment;

*A Dumpster is intended to be utilized for trash collection.*

- (b) Pick up/removal schedule;

*Typically, trash is collected on a weekly basis however seasonal demand will vary. This is intended to be managed with the service provider.*

- (c) Person in control of collection including method of 24-hour contact.

*The On-Site Manager will be in control of the collection and contact information will be provided when available.*

(10) Construction staging area including:

- (a) Fencing material;

*Temporary Chain link fencing will be utilized on site and the Contractor will be responsible for maintaining the fencing to meet all appropriate OSHA and local standards.*

- (b) Location on site.

*The General Contractor will be responsible for designating the area to facilitate the construction operations. The area designated will be phased depending on the particular requirements of the construction operations.*

b. New buildings shall incorporate a minimum of three of the following features:

(1) Solar (passive or active), wind or geothermal renewable energy systems;

*Solar is not currently planned however a pathway for future solar will be provided to the roof.*

(2) Energy-efficient materials, including recycled materials that meet the requirements of this Code;

*The Owner intends the following: Cool Roof, Higher R-values in walls and roof and High Efficiency HVAC systems exceeding code requirements.*

(3) Materials that are produced from renewable resources;

*High concentrations of Fly-ash in concrete and recycled content in asphalt are planned. Building steel components inherently contain sources of recycled steel. Other materials will be instituted where appropriate and viable.*

(4) A green roof, such as a vegetated roof, or a cool roof;

*A Cool Roof is planned by specifying a white Standing seam metal roof product applicable to cool roof standards.*

(5) Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;

*The Owner does not intend to seek LEED certification.*

(6) A greywater recycling system;

*The Owner does not intend to install a greywater recycling system.*

(7) Electrical vehicle charging station;

*The Owner does not intend to install vehicle charging station.*

(8) Xeriscape or water-conserving landscape materials;

*For some of our landscaped areas this is being considered.*

(9) Drip irrigation system for landscaped areas;

*A drip irrigation system will be installed and Limited to North and East for lawn and landscaped areas to maintain a green appearance. There are several areas where no irrigation will be installed.*



(10) Shared parking;

*There is no shared parking intended.*

(11) Shade structures, covered parking, or shaded walkways.

*This is not currently planned*

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.

*The information listed above provides the outline.*

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

*Overhead doors have been screened and will be of a color to blend with the adjacent materials.*

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). *A 6' tall vinyl fence and landscaping will be installed to reduce visibility of the garage loading areas.*

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. *Due to the small nature of the parking area in front of the building it is desired to not provide an island.*

Reference the CG-1 curbing within the detail sheets. *Please see revised detail sheet CE 7.*

22. How does the loading/drive-thru area function? Will the doors be open during loading/unloading? *The loading bay will function as an unloading and loading area where these operations will take place in a climate controlled environment. The doors will be closed during loading and unloading operations as this is a climate controlled facility.*

23. Required Corrections for Elevations.

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

*Please see revised drawings. These items have been corrected and labels added.*

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

*Colored Elevations have been provided.*

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

*Colored Elevations for the intended colors have been provided.*

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

*Elevations have been corrected with the proper patterns.*

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

*We will coordinate these through the design phase and ensure proper screening of any rooftop unit that is installed.*

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

***Please see the revised Elevations***

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

***Please see the revised Elevations.***

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

***Please see the revised Elevations.***

-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.

***E.I.F.S is no longer a material proposed for the project.***

-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.

***Developer to address this item directly with Staff.***

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

***Please see the revised Elevations.***

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

***The cornices have been revised Please see the revised Elevations.***

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

***Conceptual signage has been shown however final signage design is to be submitted at a later date and will comply with city requirements.***

-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.

***Renderings have been provided. Please comment if additional information is necessary.***

-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?

***Please see revised Elevations. Glass and aluminum are now proposed for the large door where insulated aluminum is proposed for other doors.***

24. Please provide a narrative of hours of operation, etc. ***Hours of business will be 9:30 a.m to 6:00 p.m. Monday thru Friday and 10:00 a.m. to 2:00 p.m. on Saturdays.***

25. The Pole sign will need to be removed, if not coming down due to construction. ***Please refer to Label "H" on Sheet CE 1.***

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**Engineering Review**

Sue Pyles  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

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1. Pavement design must meet UDO Section 8.620 and Design and Construction manual requirements. Please revise sections accordingly. ***Please see revised Sheet CE 7.***

2. Please use City of Lee's Summit standard details for all items other than erosion and sediment control. ***Please refer to revised detail sheets.***

3. Include sidewalk along the Mo-291 frontage. ADA-accessible ramps are required at driveways. ***Please refer to Note M on Sheet CE 6.***

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. *Please see revised Plans.*
5. The minimum orifice size is one inch (1") diameter. Please revise outlet structure accordingly. *Please see revised Plans and Calculations.*
6. Storm sewer calculations will be required in the plan set with the Final Development Plan. *Understood.*
7. Add the HGL to the storm sewer profile. *Please see revised Sheet CE 5.*
8. Show and label all existing easements that are being vacated. *Please see revised Sheets CE 4 & CE 6.*

**Traffic Review**

Michael Park  
(816) 969-1820

City Traffic Engineer  
Michael.Park@cityofls.net

No Comments

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Please review and should you have any questions feel free to call to discuss.

Sincerely,

Crockett Engineering Consultants, LLC



Jacob Eiler