

DEVELOPMENT SERVICES

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

Date: Tuesday, March 19, 2019

To:

Property Owner: NEW TKG-KC LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: NEW TKG-KC LLC

Email:

Fax #: <NO FAX NUMBER>

Engineer: CROCKETT ENGINEERING
CONSULTANTS

Email: JEILER@CROCKETTENGINEERING.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2018222

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: STORAGE MART 156

Location: 3930 SW RAINTREE DR, LEES SUMMIT, MO 64082
3924 SW RAINTREE DR, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Tuesday, March 26, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

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

City Council Public Hearing: May 7, 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 Rezoning with Preliminary Development Plan:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. As part of the review for a Special Use Permit, Preliminary Development Plan, and a Rezoning application, specific UDO criteria is required to be analyzed. Please respond in narrative form to the following UDO criteria.

In the UDO please respond to the following sections:

Rezoning Criteria: Sec. 2.260.B

PDP Criteria: Sec. 2.260.C.

SUP Criteria: Sec.6.650.B

SUP Conditions: 6.102.A.B.C

SUP Conditions: 6.1185.A.B.C.D

2. Staff cannot support the exterior garage doors and 6-foot fencing along the M-291 Hwy frontage. Staff's recommendation will include a condition of approval for the removal of exterior doors and fencing. Has there been consideration for this to be revised?

3. A modification narrative is needed, providing justification for the requested modifications. It appears there are modification requests for the tree heights, caliper sizes, and the requested islands in the parking areas. Staff does not support the requested modifications.

In addition there is a modification request needed for the SUP condition for pitched roofs.

5. Thank you for the comprehensive response to the M-150 corridor criteria. Please provide this information on a separate plan sheet/narrative sheet for clarity.

6. Staff cannot support an indefinite time period, staff will be recommending a 25 year time period.

7. Staff will be recommending a condition of approval that all windows shall be opaque so that storage doors will not be seen from behind the windows.

8. The next Planning Commission Agenda is April 11th. In order to keep on that agenda, please provide requested information by March 26th. If this remains on the April 11th PC agenda, the City Council date would be May 7th. Re-noticing may not be required under certain circumstances, we can discuss in more detail.

9. All RTU's shall be screened from view in accordance with the UDO. It's noted the locations of the units and screening methods has not been established at this time.

10. Please label the building material called out as the tan band.

11. Additional discussion is needed regarding the proposed cool roof and the associated parapet-metal areas.

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Pavement design must meet UDO Section 8.620 and Design and Construction manual requirements. Asphalt paving requires EITHER 6" granular base course with Geogrid OR 6" granular base course with 6" stabilized subgrade. The Please revise section accordingly.

2. Sidewalk is required along the Mo-291 frontage with ADA-accessible ramps at driveways. Please show and label the sidewalk and ADA-accessible ramps throughout the plan set. Revise Note M on Sheet CE6 to remove the "future"

designation from the sidewalk since it is part of this project and delete the second sentence because it is not applicable.

3. The 100-year WSE boundary has been shown and labeled throughout the plan set. Please add the elevation to each Plan view.

4. As previously requested, please revise the outlet structure to meet the one inch (1") minimum orifice diameter requirement. Revise both the plan set and the Detention & Water Quality Calculations.

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.

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.

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