

DEVELOPMENT SERVICES

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

Date: Tuesday, March 26, 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 Village

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 and complete resubmittal by 5:00pm Thursday, April 4, 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 25, 2019 at 05:00 PM

City Council Public Hearing: May 07, 2019 at 06:00 PM - Public Hearing and First Reading

City Council Ordinance: May 14, 2019 at 06:00 PM - Second reading (if requirements are met)

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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Provide in Narrative form a list and justification for all Modification Requests:

(currently it's embedded within the response letter—this is something we include in the PC/CC packet and would like a clean version).

oPkg. lot setback along I-470 and other areas within site (parking lot within Tract B—need justification and requests
o28-foot pole lighting

o20-foot buffer area along I-470, and other places?

oParking lot screening along I-470

oMetal panel—if used? % of EIFS--need to know for modification purposes.

oRoof-top screening material---not sure exact material--we can work with you on this.

2. Need PDP criteria response to be provided in separate narrative form, refer to Section 2.260.C, 1.2.3. of the UDO.

3. Elevations have not been received for hotel(s), (hotels would require separate PDP for future approvals), if not provided at this time.

4. Additional apartment bldg. elevations are needed at this time for the views seen from View High Pkwy and the view looking south at the apartment bldg.

Staff cannot move forward without these elevations. There are too many unknowns (i.e. building materials, potential modifications, etc.).

5. No revisions were received for the medical office bldg. and entertainment venue elevations—the medical building will be highly visible from View High Pkwy, etc.

6. The proposed table outlining the setbacks for each lot isn't accurate for the parking areas as the site plan shows (i.e. parking setbacks, some are on the P/L?)

Attached is an example of a design standard table we used for another similar "large project site" to establish design standards for the lots.

7. No breakdown of apartment unit type/# of bedrooms

Total # of units, does the 390 include the apartments within the 2-4 stories over the retail area?

Where did the required 695 spaces (code required), come from?

8. Additional review is needed for the shared parking model/table.

Provide additional detail for this model and cite the sources in which the model is analyzed from.

Staff has used the ITE (Institute of Transportation Engineers), to analyze parking data, along with our UDO parking standards.

9. Table on A1.01—the parking matrix has some mislabeled numbers/sq.ftgs/parking counts. Specifically, the general office square footage listed in the table is different for the general office when comparing to what's on the plan to what is shown in table. It appears to be off by 5,000 sq. ft., however not sure which one is right? This makes a difference on total parking numbers.

10. Need justification, along with photos, and maybe a general layout of the existing tree masses along the river in the north, northwest portion of the site—this is needed to justify the lack of need of a high impact buffer in this area---which is technically required.

11. It's difficult to write staff report without knowing exact building materials proposed for the various buildings (will modifications be needed?)

12. The landscape table needs to be updated to reflect the following:

Landscape table doesn't account for the parking lot screening along View High Pkwy as requested.

Landscape table doesn't account for the street trees/shrubs requirements for both street frontages.

13. The response to drive aisle widths isn't clear---maybe provide a note they will be met.

14. Update the Plat sheet. The lots and tracts need to be defined more clearly--the boundaries are unclear

Label the NW orientation for all streets.

15. Requested building material sample for all proposed metal—haven't received. Does the material plan sheet correlates with the proposed materials on the elevation sheets?

16. Axonometric projection requested---staff is okay if this is provided at a later time.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C002: The individual lot lines are still not clearly shown. As previously requested, revise a sheet, or add a new sheet, to clearly show lot lines.

Fire Review	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 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.

Action required: Show the locations of the FDC's and supply hydrant within 100'.

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.

Action required: Provide a hydrant plan that shows coverage for ALL buildings. It is my understanding that there was'nt going to be a connection to KCMO water south of the river. What is the plan to get water to the site that will meet the fire flow requirements of 2018 IFC Table B105.1(2) with a 50 % reduction for automatic sprinkler systems and standpipes.

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.

Action required: Provide a water study for the project. Fire flows shall be provided for the entire project that meets the requirements of 2018 IFC Table B105.1(2) . The amended 2018 IFC allows for a 50% reduction of required fire flow for buildings with automatic fire sprinkler systems.

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.

7. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Action required: A second access to Norfleet shall be provided as part of this project.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Pending
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