

**DEVELOPMENT SERVICES**

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

**Date:** Friday, June 28, 2019

**To:**

**Property Owner:** TRIDENT LEE'S SUMMIT LLC

**Email:**

**Fax #:** <NO FAX NUMBER>

**Applicant:** ARISTOCRAT MOTORS

**Email:**

**Fax #:** <NO FAX NUMBER>

**Engineer:** HG CONSULT, INC

**Email:** ksterrett@hgcons.com

**Fax #:** <NO FAX NUMBER>

**From:** Hector Soto Jr., Planning Division Manager

**Re:**

**Application Number:** PL2019204

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** ARISTOCRAT MOTORS

**Location:** 704 SE OLDHAM CT, LEES SUMMIT, MO 64081

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**Tentative Schedule**

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

**Applicant Meeting:** July 02, 2019 at 09:00 AM

**Planning Commission Meeting:** August 08, 2019 at 05:00 PM

**City Council Public Hearing:** September 03, 2019 at 06:15 PM

**City Council Ordinance:** September 10, 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.

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**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**

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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.

## **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 Preliminary Development Plan:**

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with Conditions

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 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.

Action required: The fire lanes shall be maked to the north sides of the parking lots to allow access to the hydrants.

3. 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.

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Action required: Confirm the storm water detention structures and pavement will support the weight ogf fire apparatus (75,000- pounds).

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**Planning Review**

Hector Soto Jr.  
(816) 969-1238

Planning Division Manager  
Hector.Soto@cityofls.net

Corrections

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1. DRIVEWAY WIDTH. The entrance drive is shown as 25.6' B-B at its narrowest point. Driveways serving two-way traffic shall be a minimum 28' B-B.

2. UDO REFERENCES. The UDO sections referenced in General Notes 4, 5 and 10 on Sheet 3 are no longer accurate. Each of those notes shall be changed to reference Article 8.

3. LANDSCAPE PLAN.

- Landscape islands are required at the end of every parking bay between the last space and an adjacent aisle or driveway. Islands shall be added to the end of the bays on the west and east sides of the building, as well as the bay east of the northeast building corner.
- The pear tree and hornbeam tree listed on the landscape plan planting schedule are shown as being 2" caliper. The minimum required caliper size is 3".
- Sheet 3 calls out the use of drivable turf for eht display pad area and refers to the Landscaping Plan for a detail. The landscape plan does not include a detail or any other information for the drivable turf.

4. PARKING SPACES.

- Verify that parking spaces located at the end of a row where they abut curbing along an entire side have a minimum width of 9' measured to the face of the curb, not to the back of the curb.
- Revise the accessible parking space detail on Sheet 10 to show the parking space with a minimum 9' width.

5. SIDEWALKS. 5' sidewalks are required along the entire SE Oldham Pkwy street frontage. The section west of the driveway entrance shall be constructed as part of this development. The City would be open to payment in lieu of sidewalk construction for the segment east of the driveway entrance. Revise the Streets paragraph on Sheet 3 stating that no sidewalk is required for the property.

6. TRASH ENCLOSURE. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

7. BUILDING LINES. Revise the Building Lines paragraph on Sheet 3 to reflect a minimum 20' setback from all property lines. The note incorrectly states that a 10' setback is required along the south.

8. PARKING SETBACK. Revise the Parking Setback Lines paragraph on Sheet 3 to indicate that a minimum 20' setback is required from both the US 50 Hwy and SE Oldham Pkwy street frontages. A minimum 6' setback is required from the other property lines.

9. LIGHTING/PHOTOMETRIC PLAN.

- The information listed in General Note #14 on Sheet 3 of the civil drawings doesn't match the lighting information given on the Photometric Site Plan (Sheet LP101) prepared by Slaggie Architects.
- The parking lot shall have a uniformity ratio (Max/Min) not to exceed 10.0 fc (UDO Section 8.250.F). The listed ratio exceeds the allowable maximum.
- The display area lighting shall not exceed 25.0 footcandles, with an average illumination to minimum illumination of not greater than 5.0:1 (UDO Section 8.290.B). The footcandle level and Avg/Min ratio both exceed the allowable maximums.

11. BUILDING ELEVATIONS.

- The maximum allowable plan sheet size is 24" x 36".
- The masonry wall component on the west building elevation is an approximately 78' long expanse of flat wall. Architectural features need to be incorporated on the wall in order to break up the wall plane and provide architectural relief.

12. ROOF-TOP UNITS (RTUs). Dash in the location of any RTUs on the building elevations to the extent possible. RTUs shall be completely screened from view up to the height of the units being screened using parapet walls.

<b>Engineering Review</b>	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 3: The trash enclosure pavement does not meet length or thickness requirements shown in Unified Development Ordinance (UDO) Section 8.620. Please revise.

2. Sheet 7: Remove the second Drainage Summary note, it refers to something shown in plans for a different project.

3. Sheet 10: The pavement sections do not meet the requirements shown in Unified Development Ordinance (UDO) Section 8.620. Please revise.

4. Add a concrete pavement section for the trash enclosure pavement.

5. Show the sidewalk along SE Oldham Pkwy as being constructed with this project.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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1. Sidewalk along Oldham required (not by others). Payment in lieu of construction may be considered at FDP.

