

DEVELOPMENT SERVICES

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

Date: Friday, August 09, 2019

To:

Applicant: DIALYSIS CLINIC, INC

Email: BWOOD@DCIINC.COM

Fax #: <NO FAX NUMBER>

Engineer: Phillip Piercy, PE

Email: ppiercy@catalyst-dg.com

Fax #: <NO FAX NUMBER>

Property Owner: PREMIERLIFE REAL ESTATE
HOLDING

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2019246

Application Type: Commercial Preliminary Development Plan

Application Name: DCI - LEE'S SUMMIT

Location: 2001 NW SHAMROCK AVE, LEES SUMMIT, MO 64081

Tentative Schedule

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

Applicant Meeting: August 13, 2019 at 09:00 AM

Planning Commission Meeting: September 26, 2019 at 05:00 PM

City Council Public Hearing: October 15, 2019 at 06:15 PM

City Council Ordinance: November 05, 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:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please label the ROW widths and center lines of the adjacent public street rights-of-way.
2. Please label the location of all oil and/or gas wells within the subject property. If none are present please add a note stating such and cite your source of information.
3. All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet in height within the perimeter area. For purpose of this standard, the perimeter area shall be measured 100 feet from the property line closest to the residential use and/or district. Outside the perimeter area, the overall height may be increased to 20 feet, measured to the top of the fixture from grade.
4. All sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back side presentation to other buildings or residential neighborhoods. The west side of the building is lacking the required architectural details to meet the four-sided architecture requirements of the UDO.
5. The vertical and horizontal breaks as proposed are minimal and offer little in the way of breaking up facade of the building. Staff would like to see the depth of the wall protrusions increased so the building doesn't present as a flat box.
6. All exterior trash storage enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. The proposed wood gate is not permitted.
7. Buffers between developments of differing land uses adjoining one another are required. The intensity of the required buffer is established according to the intensity of the abutting uses, i.e., retail development adjacent to or across the street from a residential use or development requires a more intense buffer/screen than would retail adjacent to or across from office use, etc. Since development standards were not specifically proposed by the applicant and were not established by the Governing Body at the time the original PDP was approved, then the applicable standards of the CP-2 District shall apply. As such, a high impact screening buffer shall be required along the south property line.
8. Parking lot access aisles shall be 24' wide when the adjacent parking stalls are located at 90 degrees to the drive lane. This measurement should not include the gutters of any adjacent curbs. Please check to ensure the drive aisles meet this standard.
9. The minimum driveway width (not including curb and gutter) must be the same as the aisle width, 24'.
10. Every required ADA parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches and 60 inches above the ground measured from the bottom of the sign, at the head of the parking space. Please update the detail on sheet C7.0. Please add a note stating the R7-8 style ADA sign will be use as it is the only approved style of ADA sign.
11. As proposed the ADA signs adjacent to the southeast corner of the building are located in the parking stall. This will have the effect of shorting the stall to below the required minimum depth. Please relocate the ADA signs to behind the sidewalk at the head of the stalls.
12. The UDO prohibits internally illuminated signs with white backgrounds. The wall sign shown on sheet A4.0 appears to depict a sign with a white background. If this sign has internal illumination it will not be allowed. All signs will be permitted by a separate sign permitting process.

13. The incorrect address for this property is listed in the site data table. The correct address is 2001 NW Shamrock Rd. Additionally, the listed zoning district is incorrect as well. The property is located in the Planned Mixed Use District (PMIX). Please update this information throughout the plan sheets as needed.

14. Please add the total building area to the site data table.

15. Please show a 5' sidewalk along the north property line adjacent to NW Shamrock Rd.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. Use the correct address of 2001 SW Shamrock Avenue.

2. 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.

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.

The distance to a hydrant exceeds 100 feet.

4. Do not block access to the FDC with landscaping.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Drainage Design Summary for DCI Lee's Summit" dated Jul. 25, 2019 (hereinafter referred to as the stormwater study) was incomplete. The following items were missing from the report: 1) an existing condition drainage area map, with points of interest identified where sheet flow converges to concentrated flow, 2) a post-developed drainage area map with points of interest as identified above, 3) discussion within the body of the report concerning the emergency spillway design, including the required freeboard of 0.5 feet minimum from the 100 year water surface elevation, and the crest of the emergency spillway, as well as a discussion of the clogged condition and zero available storage freeboard requirement of 1.0 feet from the top of the dam 4) discussion within the report concerning the off-site contributors to stormwater flow, including how the off-site drainage from the detention basin to the west (i.e., stormwater flow from the Lee's Summit Fire Department detention basin) will be managed, including any private easements which must be granted, additional storm line to install, etc., 6) discussion of any waivers that would be required for drainage areas and points of interest which do not follow the Design and Construction Manual regarding the allowable peak flow rates for the various storm events.

2. Numerous references are made to non-existent exhibits, and drainage maps. In addition, the allowable peak flow rate for the 2 year event appears to have been exceeded, which will not be supported by staff. As discussed in the comment above, the report is incomplete, and no further review is being provided at this time.

3. The private sanitary sewer connection was initially intended to connect to the new sanitary sewer on the north side of Shamrock Ave. As shown, the private sanitary sewer is shown with a direct-connect to a manhole within the Pryor Rd. pavement, which is not allowed. If the desire is to connect to the sanitary sewer on Pryor Rd., then a wye

connection must be cut-in, at a minimum distance of 4 feet from the manhole as measured from the outside of the manhole, and the outside of the wye.

4. Utility Sheet: Valves are shown prior to water meters, which are not desired or necessary. There are valves within the meter well which serve this purpose. Please remove the valves from the domestic and irrigation lines.

5. A post-indicator valve is shown outside the backflow vault, and after the backflow vault. Has this been discussed with the Fire Department?

6. A private easement should be executed for the off-site drainage system (i.e., the drainage from the off-site detention basin on the Lee's Summit Fire Department property) to the west.

7. Erosion and sediment control plans will be reviewed at the Final Development Plan phase of the project.

8. Sidewalk appeared to be missing along Shamrock Ave. This will be required along the entire street frontage.

9. The detention basin should be clearly-labeled as "Detention Basin".

10. Where is the general location of the outlet structure to serve the detention basin (i.e., typically a concrete riser structure), as well as any emergency spillway? Will the emergency spillway be incorporated into the riser structure, or will there be an earthen spillway, or will there be a combination of the two? How will the detention basin be drained? Where will the detention basin be drained?

11. Sheet C7.0: The asphaltic concrete sections do not comply with the minimum requirements specified in the Unified Development Ordinance (UDO). At this stage of the process, however, it may be beneficial to remove these, as well as other specific design details until the Final Development Plan.

12. Landscape Plan Sheet L1: The public water main is not shown on this sheet. Without this shown, it is impossible to determine whether there are conflicts. The City requires a minimum of 5 feet distance between the outside of any water main, and the outside of the mature tree trunk. It appears the trees shown along Shamrock Ave. do not comply with this requirement.

13. Sheet C5.0: It is difficult to determine whether the proposed grading will have an adverse impact on the adjacent residential property owners to the south. Please be aware that any proposed grading must have no adverse impact on adjacent property owners. Our LIDAR records show the existence of a broad swale to the north of these residential properties, and with the grading shown for the new detention basin, this swale may be eliminated, thus diverting drainage towards these residential properties. Please take a detailed look at this issue, and ensure there is no adverse impact to adjacent property owners.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Comments pending Traffic Study submittal and review.