

Commercial Preliminary Development Plan Applicant's Letter

Date: Tuesday, September 03, 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

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 300 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.

3. Neighborhood Meeting. One neighborhood meeting is required for each application, which must occur within the initial 10 day review period and prior to re-submission of the application. More than one neighborhood meeting may be held on an application, at the option of the applicant

- **Timing and location:** Within two miles of the project site, Monday through Thursday, excluding holidays, and start between 6:00P.M. and 8:00 P.M. If location for the meeting is not available within [2] miles of the subject property. The applicant shall select a location outside this area that is reasonably close to these boundaries.
- **Notification:** Shall be sent by certified mail or delivered to property owners within 300 feet of the project site. Mailed notices shall be postmarked at least seven days prior to the meeting. Hand deliveries must occur at least five (5) days prior to the meeting.
- **Notes:** The Applicant shall take sufficient notes at the neighborhood meeting to recall issues raised by the participants, in order to report on and discuss them at public hearings before City governmental bodies on the application. The notes shall be turned in with the application re-submittal.

Analysis of Commercial Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. The UDO requires that the screening fence be located centered in the 20' landscaper buffer. As proposed the fence on the south side of the buffer. Please provide a written modification request with justification for the fence location. This is a standard modification often requested due to existing vegetation and for maintenance reasons.

2. Sheets C7.0-C7.3 were not included with the latest submittal (hard copy or digital). The response to Planning comment #10 makes reference to changes made to sheet C7.0. Please provide all sheets.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Drainage Design Summary" dated Jul. 25, 2019 shall be considered a preliminary study, with changes required in the form of a Final Drainage Design Study to achieve compliance with City detention standards. The applicant shall be required to provide stormwater detention that meets or exceeds Section 5600, "Comprehensive Control Strategy" for the 2, 10, and 100 year event, along with the 40 hour extended detention for the 90% mean annual event. Finally, any grading on the site must have no adverse impact on adjacent property owners, and any emergency spillway must be designed to eliminate the possibility of adverse impact to adjacent property owners.

8. Although comments were provided in the previous applicant letter, the majority of trees are shown either directly on top, or too close, to the water main along Shamrock. As previously discussed, the City requires a minimum distance of five (5) feet from the outside of a public water main, to the outside of the mature tree trunk.

9. Although requested in the previous applicant letter, no emergency spillway was shown on Sheet C5.0. In addition, Sheet C5.0 appears to show what may be an adverse impact to the adjacent property owner due to grading near the southeast corner of the project. Additional information on the off-site property near the southeast corner is required in the form of elevation contours. The emergency spillway shall be designed to eliminate any possibility of adverse impact to adjacent property, regardless of its location.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Comments pending Traffic Study submittal and review.