

Residential Rezoning with Preliminary Development Plan Applicant's Letter

Date: Friday, September 27, 2019

To:

Applicant: CLAYTON PROPERTIES GROUP INC

Email:

Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES

Email:

Fax #: <NO FAX NUMBER>

Property Owner: CLAYTON PROPERTIES GROUP
INC

Email:

Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2019307

Application Type: Residential Rezoning with Preliminary Development Plan

Application Name: OSAGE

Location: 2025 SW M 150 HWY, LEES SUMMIT, MO 64082
3902 SW PRYOR RD, LEES SUMMIT, MO 64082
2101 SW M 150 HWY, LEES SUMMIT, MO 64082
2001 SW M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, October 14, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: October 01, 2019 at 09:00 AM

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 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 Residential Rezoning with Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Is this going to be a phased project? A phasing schedule for the entire project shall be required if such project is to be final platted in more than one phase. The phasing schedule shall include, but is not limited to, clearly defined areas for phasing, estimated dates for completed phases, and utility design.
2. Please add a note to the ADA sign detail stating the sign shall be the R7-8 style.
3. Please include a north arrow with the vicinity map.
4. Please include the required/provided parking spaces in the site data table.
5. Parking lots shall be setback 20' from any public ROW. Please label the pool parking lot setback.
6. Please provide an adjacency compatibility study.
7. Subdivision swimming pools to be located on platted tracts or common areas within an existing subdivision shall be allowed as a permitted use provided a medium impact screen is provided along any common property line shared with a residential dwelling.
8. Please label the proposed materials of the residential units and club/pool house.
9. Parking lots containing 11 or more spaces are required to be illuminated and a photometric plan is required. This requirement may be deferred to the FDP.
10. Please submit a digital version of the legal description in a format that may be copied into the ordinance.
11. What is the purpose of Tracts J, K & L?
12. The minimum caliper size for trees is 3". Please update sheet L1 to reflect this requirement.
13. Will the 4-plexes be sold as individual units or as whole buildings?
14. Please provide a written plan that demonstrates that all common property will be owned and maintained in accordance with UDO requirements.

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 2018 International Fire Code.

3. If this is to be a phased project, be aware there can only be a maximum of 50 lots on a single access.

Engineering Review

Gene Williams
(816) 969-1223

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The "Osage Development Preliminary Stormwater Drainage Study" dated Sep. 2019 discusses a 225 foot long broad-crested weir located in the southeast corner of the dam. When referring to Sheet 05, no such emergency spillway is shown either by contours, or labels. In addition, it is not clear how a 225 foot long weir can be constructed with only 120 feet available on the east side of the basin. Where will this emergency discharge be directed? It should not be directed toward the property to the south.

2. Sheet L1: It appears there are trees shown directly over the top of sanitary sewer lines and water lines. The minimum distance between trees is five (5) feet, as measured from the outside of the pipe, and the outside of the mature tree trunk. Small ornamentals and shrubs are exempt from this requirement, provided the applicant is aware that future maintenance to the sanitary or water line shall not include the restoration of the ornamental or shrub.

3. Design and Construction Manual Design Modification Request: Please clarify the following in the description: 1) "...the modeled discharge point for the 2-year storm event". Shouldn't this be "the proposed condition 2-year event"? 2) "...the discrepancy between the aforementioned KCAPWA criteria". Shouldn't this be "difference" not discrepancy? 3) What is the allowable 2-year release rate, versus the proposed release rate? and 4) what is the existing condition release rate versus the post-developed condition release rate at the point of interest? This will help the City Engineer in his decision. In these situations, the City Engineer has indicated the need to show that the proposed condition peak flow is substantially less than the existing condition peak flow.

4. After making the appropriate revisions to the "Design and Construction Manual Design Modification Request", please sign the document. Our copy was not signed.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Approved with Conditions

1. Approved subject to pending TIA for off-site road improvements required and MoDOT support.