

DEVELOPMENT SERVICES

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

Date: Monday, October 21, 2019

To:

Property Owner: FIVE THIRTY LLC

Email:

Fax #: <NO FAX NUMBER>

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019305

Application Type: Residential Preliminary Development Plan

Application Name: MAIN/ORCHARD SINGLE FAMILY HOMES

Location: 510 NW MAIN ST, LEES SUMMIT, MO 64063
6 NW ORCHARD ST, LEES SUMMIT, MO 64063

Tentative Schedule

Submit revised plans by noon on Monday, October 28, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: November 14, 2019 at 05:00 PM

City Council Public Hearing: December 03, 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 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 Preliminary Development Plan:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections

1. Provide clarification within the House Characteristics that both attached and unattached garages shall not have street facing garage doors.
2. Provide elevations for the sides and rears of homes and garages.
3. Provide an elevation for the garages without the loft.
4. Provide a color palette for the structures.
5. Provide the building materials for the side and rear elevations.
6. Please resubmit by October 28th.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Macro Storm Water Drainage Study" dated Oct. 14, 2019 (hereinafter referred to as the stormwater study) contains several typographical errors, run-on sentences, fragmentary sentences, erroneous figure citations, and illegible diagrams.
2. The stormwater study shows POI A, but our LIDAR information shows that a more local point of interest is located on the west side of Main St., immediately adjacent to the northeast corner of the development. Standard practice is to determine a point of interest at the most upstream portion of a drainage area. In this case, it would appear to be near the northeast corner of the site.

3. Point of Interest B-2 appears to be immediately adjacent to the "existing barn" shown at 8 NW Orchard St. According to the stormwater report, the release rates at this point of interest will increase by a factor of 65%+/- . We do not support this increase. Further, the allowable is exceeded at this point of interest.
4. The report states that post-development drainage patterns will not change. We disagree. Proposed contours appear to show the existing topography will change after development.
5. Page 3 of the report cites figure 2. No such figure was found within the report. Further, figure 2 would imply that figure 1 is also present. We saw no indication of figure 1 or figure 2 within the report.
6. Page 3 of the report states "...this area will be planted with Missouri Native plants that are.". What does this mean?
7. Page 3 of the report states "...the basin will drain through a 1-inch PVC pipe and infiltration, which is assumed to be low in this area." What does this mean?
8. Page 3 of the report states "...The Detention Basin will reduce the impervious area that is being directed to the downstream storm sewer system." We were under the impression these features were being installed to reduce the peak flow of stormwater from the site.
9. Page 3 of the report states "...the site has indications that the storm water backs up during higher intensity rain events...". What site is being referenced?
10. Page 5 of the report states "Area B-2...drainage patterns will remain the same and the area will drain across the parcel to the north..." We do not agree that the drainage patterns will remain the same. The proposed contours show a change in the drainage patterns. In addition, we do not agree it will "discharge to the north". This makes no sense.
11. Page 9: The report states "...due to the size of the development located within Area A there increase in the storm water runoff to the northwest is unable to be detained and is being requested to free release into the open ditch...". This sentence does not make sense.
12. Page 9 of the report states "...all storm events from Area A, will see a slightly increase the flow rates...". This sentence does not make sense. Please thoroughly check grammar, to ensure the report makes sense.
13. Page 9 of the report states "...the additional runoff will not create an issue to the downstream drainage area." This sentence does not make sense. The purpose of the report is to evaluate the effect, if any, on specific points of interest, one being the point just north of the existing barn at 8 NW Orchard. It is not a report to evaluate the effect on "downstream drainage areas."
14. The "Watershed Model Schematic" shown in the appendix is illegible. It was, therefore, not reviewed.
15. Stormwater Report Appendix: Some of the "detention pits" were shown in the outlet structure setup page with 2 inch culvert A, some with no culvert A, and some with 1 inch culvert A. The plan sheet shows a 1 inch pipe from each of these features, all daylighting. Please reconcile.
16. The Preliminary Development Plan layout sheets shows a 1 inch PVC pipe daylighting to the southwest from Lot 6. Our information indicates this may impact the adjacent lot to the west (i.e., at 8 NW Orchard).
17. The Preliminary Development Plan shows the same apparent impact to the "existing barn" from the discharge pipe from Lot 5.

18. A separate "existing condition drainage map" should be shown for area B-3 and B-2. The scale is not appropriate for an evaluation of the local drainage patterns across adjacent lots. We would suggest a separate existing drainage area map for B-3 and B-2, along with their respective points of interest (i.e., where sheet flow converges). In addition, a post-developed condition drainage area map should be prepared for drainage area B-2 and B-3, and new points of interest established where the drainage patterns have changed.

19. Page 6 of the stormwater report discusses "detention basins". Aren't these "detention pits" as referenced in other portions of the report? Please maintain consistency throughout the report.

20. Page 9 of the report states "...the storm water runoff has been calculation to be less than the APWA Allowable Release Rate." This sentence does not make sense.

21. Page 9 also references "individual onsite detention basins". Shouldn't this be "detention pits" in order to maintain consistency?

22. The stormwater report appeared to missing the following items: 1) method to calculate available storage volume within the detention pits, and any consideration to increase the storage volume to subtract-out the residual stormwater that cannot infiltrate into the subsurface, 2) discussion of anticipated infiltration rates, and its affect on the available storage of the detention pits, 3) post-developed drainage area map for B-2 and B-3, and 4) new points of interest for the post-developed condition.

23. The appendix is missing the hydrographs and routing calculations for the 2 year event.

24. Please perform a thorough QA/QC review of the revised stormwater report. There are numerous issues related to fragmentary sentences that do not make sense, run-on sentences, grammatical errors where the findings can be misinterpreted, and missing figures and illegible exhibits (e.g., see above comments).

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