

Preliminary Development Plan Re-Submittal

Response to Staff Comments:

December 10, 2019

New Colbern Road Branch Library

Mid-Continent Public Library

NARRATIVE for the PDP Re-Submission

Applicant: Mid Continent Public Library

Location: 1000 NE Colbern Road, Lee's Summit, MO, 64064

PART 1: Applicant's Comments on Selective Components of the Submission and Re-Submission:

- A. **NEIGHBORHOOD MEETING:** A neighborhood meeting was held on December 5th, and the existing Colbern Rd. Branch Library. Notices were sent to adjacent property owners as required by the PDP instructions. None of the notified property owners attended the meeting. Therefore no meeting notes were taken, and none are submitted with this re-submission.
- B. **EQUIPMENT PARAPET:** (see colored exterior elevations and renderings.)
1. Ordinance: The Uniform Development Ordinance (UDO) requires a parapet around the entire perimeter of a building, equal to the height of the tallest piece of mechanical equipment on the roof.
 2. Intent: it is understood that the intent of the UDO is to ensure unsightly mechanical equipment is screened from view, and that the screening method is attractive and consistent with the building architecture.
 3. Proposed Design: the new Library design proposes an inboard "parapet" wall, although offset from the perimeter, and inboard of the lower building mass, equal to height of tallest mechanical unit; which in effect is like moving the parapet walls inward. The Equipment Parapet material is intended to be a material used on other parts of the building facade, or at least a compatible material consistent in color and style....yet portrayed as a secondary application so as not to draw attention to it. Further the Equipment Parapet is located inboard, and behind the higher volume/mass at front of the building, diminishing its presence.
 4. The exact height of the parapets may change slightly based on final equipment, but the parapet height will match or exceed the highest piece of mechanical equipment, per ordinance.
 5. Request: MCPL requests that the proposed design for Equipment Parapet be accepted as meeting the intent of the ordinance.
- C. **PARKING:**
1. The UDO does not specify a required minimum quantity of off-street parking for Libraries. Therefore MCPL requests approval of a planning ratio of 4 spaces per thousand sq. ft. of

gross building area. This is consistent with various modern planning guidelines for Libraries, and exceeds most ordinances from other municipalities, and is also consistent with other MCPL Branch Libraries. This approach is consistent with the previously approved East Lee's Summit Branch Library, approved in 2018.

D. EXTERIOR SIGNAGE:

1. Signage as shown on the Exterior Elevations and images is proposed, and will comply with sign ordinances. The letters are 6' high, and the aggregate area is less than 10% of aggregate wall area. (Clarification: a monument sign is not included with this development.)

PART 2: Responses to Staff Comments dated Nov. 22, 2019: (See Attachment A also)

A. FIRE DEPT: the FDC is now shown on the submitted revised site drawings.

B. PLANNING: (Shannon McGuire)

- a. All site plan comments regarding site plan and engineering are addressed in the attached comment/response document provided by Olsson Associates, and are addressed in the revised drawings submission.
- b. Item 4 of the city comments referring to addition lighting information have been addressed on revised drawings and attached documents with this re-submittal. Please refer to the submitted updated photometric plan for site plan modifications, additional lighting requested for security, and lighting pole detail. Also included are cut-sheets for the wall mounted lighting on the building.
- c. Item 9 of the comments referring to building signage is addressed in Part 1 of this document, above.

C. ENGINEERING: (Sue Pyles)

- a. All site plan comments regarding site plan and engineering are addressed in the attached comment/response document provided by Olsson Associates, and are addressed in the revised drawings submission.
- b. Item 4 of the comments regarding landscaping: The Landscape plans have been revised to account for a five foot lateral distance between proposed trees and underground utilities, and to specify small/ornamental trees within the public easements.

RESPONSE TO PDP COMMENTS FROM CITY STAFF, dated Dec. 22, 2019-12-09

APPLICATION NO: PL2019378

Items below are city comments: notes in red are responses from Olsson Associates engineers.

December 10, 2019

Fire Review

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. ~The response to this comment is included in the cover letter.
2. 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. ~A remote FDC has been added on the northwest corner of the building in a landscape island by the service entrance. The location is shown on Sheet C1 and Sheet C6

Planning Review

1. Please provide a digital copy of the legal description in a Word format. ~A copy of the legal description has been emailed to Shannon McGuire. A copy will also be included in the digital submittal.
2. The UE that runs along the eastern property line of the existing RICE ACRES LOT 1 will need to be vacated. ~A 10' utility easement has been added on the north side of the right of way for Colbern Road for the entire length of the property. The proposed easement is shown on Sheet C2.
3. Please label the width of the existing sidewalk that runs along NE Colbern Rd. ~The dimension for the sidewalk has been labeled on Sheet C2. Since the sidewalk is only 4' wide an ADA turn area has been added on the east side of the site.
4. Please provide the Manufacturer's specification sheets for all proposed wall mounted lighting. Please also provide details on the light poles and pole base being proposed. ~The response to this comment is included in the cover letter.
5. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property. ~A detail has been added on Sheet C7 showing the materials to be used for the trash enclosure.
6. Parking stalls are required to be 9' wide x 19' deep. 9' wide x 17' deep parking spaces shall be permitted when the parking space abuts a 6' wide sidewalk or when abutting a curbed open green/landscaped space. Please update the plan to reflect this requirement. ~The parking stalls have been adjusted accordingly. The dimensions are shown on Sheet C4 and C5.

7. Every four rows of parking shall include a landscape island of at least ten feet in width. Please update the plans to reflect this requirement. ~Per the applicant review meeting with the city, a landscaped island has been added in the middle of the parking lot. A sidewalk has also been added in the island to provide a pedestrian connection to the existing sidewalk on Colbern Road.

8. Minimum drive aisle width (24') shall not including curb and gutter. Please label the drive aisle width between the parking lot islands. ~All drive lanes are now 24' in width, with the exception of the drive aisle leading to the service area. That drive is 27' wide.

Engineering Review

1. Sheet C2: There are labels for easement and setback along the east property line that do not point to any lines. Please revise. ~The easement and setback lines were accidentally turned off on the previous submittal. They are now shown on Sheet C2.

2. Provide a 10' Utility Easement along the Colbern Road frontage. ~A 10' utility easement has been added on the north side of the right of way for Colbern Road for the entire length of the property. The proposed easement is shown on Sheet C2.

3. If the existing ADA-accessible ramp at the east edge of the entrance does not meet current City of Lee's Summit standards, it may require reconstruction. ~The existing ramp is deficient. A reconstructed ADA ramp has been added to the plans.

4. Review the Landscaping plan to ensure only ornamental tree varieties are located within public easements and that all trees maintain required separation from water and storm sewer lines. ~The response to this comment is included in the cover letter.

5. Sheet C6:

- Locate the Backflow Prevention Device outside the utility easement. ~The backflow preventor has been moved into the right of way.
- Utility Keynote SS-1 is not shown in the Plan view. ~The sanitary service line label has been added to Sheet C6.
- Review Utility Keynotes W-2 & FP-2 in the Plan view to ensure they are pointing to the correct location. ~The water line locations were moved prior to the previous submittal, but the notes were not. The note locations have been updated on Sheet C6.
- Please note that the 100-year Water Surface Elevation will need to maintain a 20' separation between both the building and the property line. ~The basin has been moved to the east to allow for 20' separation from the 100 year WSE. The extents of the WSE is now shown on the plans. It is understood that in the final design, the 20' separation will have to be maintained.

6. Sheet C7: Please revise the pavement details to meet the requirements of UDO Section 8.620. ~The pavement sections have been revised on Sheet C7 to meet the UDO standards

7. Preliminary Stormwater Study:

- Lee's Summit does not require analysis of the 1 year storm event. Please revise the study to include the 2 year event rather than the 1 year event. ~All references and calculations in the report have been revised to a 2 Year Storm.
- Will the off-site property to the west be included in the detention basin routing, or will it be passed through without peak attenuation? Please clarify in the study. ~There is existing swale on the west side of the site that prevented offsite water from entering the parking area. It directed runoff to the north and then to the northeast to the undeveloped property. Our plan was to maintain this drainage pattern. That has been clarified in the report. It is assumed when the future road is constructed on the west side of the site any runoff will be captured in the future public storm system.
- Why is the detention basin located in the NW portion of the property rather than the SW portion, where the flow exits the property to enter the public storm sewer system? It would appear that the site layout overly complicates the stormwater routing. ~As discussed in the Applicant Meeting moving the basin to the southwest corner would not allow for a future entrance on the east side of the site, should the road to the west ever be constructed.
- The location of the orifice is unusual, and will require careful consideration of pipe elevations to ensure the 100-year event is contained within the detention basin and not exiting curb inlets in the parking lot. This detailed analysis will be required in the Final Stormwater Study. ~The stormwater management plan has been revised. Two inlets have been added in the parking area. They will drain directly to the basin. The control structure has also been relocated to the pond. Approximately 0.2 acres of the parking area in the southeast corner will be released undetained. The basin and control structure have been redesigned to over detain and keep the peak flows at the overall design release rates.
- Please review the Project Location and Description, Existing Conditions Analysis, and Proposed Conditions Analysis sections, there are many typos and sentences missing or duplicating words. ~The sections has been revised.
- The "Outfall A" paragraph in the Proposed Conditions Analysis section is unclear. Please revise. ~Outfall A is the drainage pipe exiting the existing basin. It has been clarified in the report.
- Label Outfall A" on the Stormwater Management Plan in Appendix A. ~Outfall A has been labeled on the Manage Plan in the Report.
- The detention hydrographs appear to be included in Appendix A in error, please remove. They are in Appendix D as shown in the Table of Contents. ~The hydrographs are now in Appendix D.