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February 7, 2020

Mike Weisenborn  
Project Manager, City of Lee's Summit, MO  
220 SE Green Street  
Lee's Summit, MO 64063

Re: **Sequoia – Residential Preliminary Development Plan (PL2019412)**

Mike:

Please find our responses to your comments below regarding the Sequoia Preliminary Development Plans (PDPs) submitted to you for review in January 2020. The revised PDPs are also enclosed. The supporting documents have been updated to address the comments we received as follows:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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- 1) In considering a preliminary development plan application, the Planning Commission and City Council will give consideration to certain criteria. Specifically, the extent to which the proposed use will negatively affect the aesthetics of the neighboring property and the character of the neighborhood. Please articulate how the proposed development fits with the existing neighborhood character. Additionally, please provide insight as to how this particular architectural style was selected given staff's previous guidance to ensure the proposed houses fit with the historical nature of the area.

*RIC Response: The existing neighborhood does not currently have a cohesive aesthetic. Along Olive Street there are several small, single-family homes as well as duplexes. Some homes have brick facades, many have horizontal lap-siding. Some homes have hip roofs, many have simple gable roofs. Most of these homes are of a similar footprint to the units we are creating, around 1,600 sqft. Just a block to the east, on Orchard Drive is a large, two-story duplex in addition to other one story, single-family homes and duplexes. The proposed Sequoia development creates a new cul-de-sac at the end of Orchard drive and backs up to railroad property to the east and commercial property to the north. The proposed development is residential in scale and design language. It's design aesthetic is traditional, employing lap siding and stucco exterior materials, asphalt shingles with gable and shed roofs and a combination of single-hung and casement windows.*

- 2) The total number of cul-de-sac lots in a subdivision shall be no more than ten percent of the total number of lots in the subdivision. As proposed the total number of cul-de-sac lots in the development is 100%. Please add this modification request to your letter.

*RIC Response: Request for Zoning Modification letter updated to include City of Lee's Summit UDO Section 7.2.70.B.1 requirement.*

- 3) The architectural sheet lists the project name as Burton Duplex. Please update this to the current project title to avoid confusion.

*RIC Response: These sheets have been renamed to Sequoia Duplex.*

- 4) Please provide an isometric rendering to help convey a better understanding of the proposed structure.

*RIC Response: Please see attached, rendered views of the exterior. These are still in development and colors do not demonstrate final selections.*

5) Please add total acreage to the legal description.

*RIC Response: Total acreage added to legal description on Sheet C01 – Title Sheet. Total acreage added to Microsoft Word legal description.*

6) Please add total building height to the site data table.

*RIC Response: Total building height added to site data table on Sheet C03 – General Layout.*

7) All signs must comply with the sign requirements as outlined in the sign section of the ordinance. If you are going to request a modification please add it to your modification request letter.

*RIC Response: Acknowledged.*

#### **Engineering Review**

Gene Williams  
(816) 969-1223

Senior Staff Engineer      Approved with Corrections  
Gene.Williams@cityofks.net

1) All required engineering plans and studies, including water lines, sanitary sewers, storm drainage and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

*RIC Response: Acknowledged.*

2) A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development.

*RIC Response: Acknowledged.*

3) All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits of the start of construction (excluding land disturbance permit).

*RIC Response: Acknowledged.*

4) All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO). If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Section 1000 of the City's Design and Construction Manual.

*RIC Response: Acknowledged.*

5) The As-graded Master Drainage plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.

*RIC Response: Acknowledged.*

6) All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any infrastructure permits of the start of construction (excluding land disturbance permit).

*RIC Response: Acknowledged.*

- 7) All permanent off-site easement, in a form acceptable to the City, shall be executed and recorder with the Jackson County Recorder of Deeds prior to the approval of the engineering plans or approval of the final plat. A certified copy shall be submitted to the City for verification.

*RIC Response: Acknowledged.*

- 8) A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."

*RIC Response: Acknowledged.*

- 9) Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically / and or horizontally to meet the specifications contained within the City's Design and Construction Manual.

*RIC Response: Acknowledged.*

- 10) All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

*RIC Response: Acknowledged.*

- 11) All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

*RIC Response: Acknowledged.*

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofs.net	Approved with Conditions
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- 1) All issues pertaining to life safety and property protection from the hazards of fire, explosions 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.

*RIC Response: Acknowledged.*

- 2) Provide No Parking signage per the Traffic Review.

*RIC Response: Acknowledged.*

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofs.net	Approved with Conditions
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- 1) Remove the Fire Land Marking proposed on the curb of this public street. Parking is prohibited in this area by ordinance considering the location and spacing of driveways. Fire Department recommends restricting parking along one side of the street to maintain emergency access considering the density proposed. No parking will be required on one side of the street (and cul-de-sac). Upon approval of the project prior to substantial completion of road construction, staff will process necessary requirements to establish No Parking. Developer will be required to install No Parking signs, per City standards/specification in coordination with the road construction and shall be shown on the Engineer Plan submittals. Developer's preference to which side of street is parking restricted may be reflected on the drawings at such time.

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*RIC Response: "No Parking" signs added to cul-de-sac and south side of proposed Orchard Circle. Signs added to driveways spaced greater than 10' apart. See Sheet C03 – General Layout for proposed sign locations and MUTCD standard no parking sign R8-3a.*

Please feel free to contact me with any questions or additional comments.

Thank you,



Mick Slutter P.E.  
**RENAISSANCE INFRASTRUCTURE CONSULTING**



Jon Daldalian, E.I.