

Commercial Preliminary Development Plan Applicant's Letter

Date: Friday, January 24, 2020

To:

Property Owner: ROBINSON E L JR & LETHA M -
TRUSTEES

Email:
Fax #: <NO FAX NUMBER>

Applicant: FS LEES SUMMIT, LLC

Email: JHOROWITZ@GBTREALTY.COM
Fax #: <NO FAX NUMBER>

Engineer: GRESHAM SMITH/MIKE HUNKLER P.E.

Email: MIKE.HUNKLER@GRESHAMSMITH.COM
Fax #: <NO FAX NUMBER>

From: Shannon McGuire, Planner

Re:

Application Number: PL2020005
Application Type: Commercial Preliminary Development Plan
Application Name: FIRESTONE
Location: 3501 SW MARKET ST, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by noon on Monday, February 10, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: January 28, 2020 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 Commercial Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. As shown the pad does not meet this requirement.
2. Please show the location of all oil and gas wells on the property. If none are present please add a note stating such and cite the source of your information.
3. Please show all proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted.
4. Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 8.820 for requirements).
5. Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access. The north east and south west corners of the parking lot is violating this set back.
6. CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. The detail on sheet C900 shows the wrong style.
7. All signs must comply with the sign requirements as outlined in the sign section of the ordinance. If additional or larger signs are going to be requested you must request a modification.
8. Any division of land or unplatted piece of property requires platting prior to the issuance of building permits.
9. The use of curb blocks in parking areas shall be prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb.
10. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. As shown the screening walls may not meet this requirement.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: Extend the heavy duty asphalt (fire lane) to the hydrant and FDC, or relocate the proposed hydrant and FDC to the front of the building.

3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or

prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The area near the FDC and fire hydrant sll be posted.

Engineering Review	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The "Post-Construction Stormwater Management Plan" dated Jan. 8, 2020 (hereinafter referred to as the stormwater study) discusses under the "Stormwater Quantity" section that "...post-developed conditions are not to exceed pre-developed conditions." The City of Lee's Summit requires a different design standard, which is based on a flat release rate per acre for the 2, 10, and 100 year events.
2. The stormwater study presented an existing condition diagram, which did not include the "points of interest" where stormwater flow transitions from sheet flow to concentrated flow. This is required in order to determine the allowable, and may require an analysis of off-site areas where sheet flow transitions to concentrated flow.
3. The stormwater study presented a proposed conditions drainage map, which did not include the points of interest described above.
4. Without appropriate points of interest, it is impossible to determine allowable peak flow rates for the site. Each point of interest should have a corresponding allowable peak flow rate, based on the flat release rates described in the Design and Construction Manual under "Comprehensive Control Strategy".
5. There appears to be at least two (2) points of interest, and both appear to be off-site. One (1) of the points of interest appears to be within the street right of way along Market St. in the gutter, and the other point of interest appears to be to the east of the site, where sheet flow appears to transition to concentrated flow. It is a matter of accounting for the sub-areas upstream of these points of interest, including calculation of the existing condition peak flow rates for each off-site area, and adding these to the on-site drainage areas. The goal is determine what the allowable peak flow rate at each respective point of interest.
6. It appears that the rational method was utilized to construct hydrographs, which is not a recognized method for constructing hydrographs.
7. The pond setup table contained within the appendix appears to show an outlet pipe (i.e., culvert A as denoted by Hydraflow Hydrographs) that is unable to convey the 100 year storm event. The outlet structure and the outlet pipe must be sized to handle the 100 year event. The emergency spillway should be designed so it is never used, unless there is clogging of the outlet structure. It does not appear this criteria is met.
8. The body of the stormwater study does not include any conclusions.
9. The Preliminary Development Plan must show, in graphic format and elevation call-out, the location of the maximum water surface elevation within the detention basin. Typically this is the 100 year water surface elevation for the 100% clogged condition, zero available storage. This elevation is always higher than the nominal 100 year year water surface elevation, and is based on the flow through the emergency spillway based on 100% clogging and zero available storage (i.e., detention basin is full).
10. The maximum water surface elevation described in the above comment must be a minimum of twenty (20) feet from any property line, and any building. It does not appear this requirement was met.

11. Please review the Design and Construction Manual, Section 5608.4(E) and (F) for specific design standards related to the detention basin emergency spillway, and outlet works. In particular, minimum freeboard requirements between the nominal 100 year water surface elevation within the basin and the crest of the emergency spillway. Also, the minimum freeboard between the 100% clogged condition/zero available storage 100 year water surface elevation, and the top of the dam. All criteria must be met. In regard to the latter, it does not appear this criteria will be met. It appears the top of the dam is at 1014.5, and the crest of the emergency spillway is at 1013.5, whereas one (1) foot of freeboard is required between the water level within the emergency spillway, and the top of dam. If desired, we can provide a diagram of the requirements in pictorial form, showing the design parameters. Please inquire if this is needed.

12. Water service must be served from Market St., not the east M-291 off-ramp. This will require the extension of public water line along SW Market St., to a point where the site can be served by public water. A concept plan should be provided showing the connection point at SW Summitcrest Dr. and SW Market St., boring beneath, SW Summitcrest Dr. and the extension of a water main.

13. Sheet C201: The conceptual plan shows what appears to be one (1) lot to the north of the Firestone project. Are other lots being proposed? What is the final proposed lot layout? This information is needed to determine the termination of the public water main extension discussed earlier in this comment letter.

14. Sheet C300: The discharge from the detention basin is shown off-site. If this option is desired, a private drainage easement is required. It must be sufficiently-long and sufficiently-wide to extend to the point of transition from sheet flow to concentrated flow. This point appears to be approximately 125 feet from the point of discharge. Grading activities will also be required, to construct a suitable drainage swale or other method of stormwater conveyance.

15. Site Details, Erosion and Sediment Control, Etc.: These sheets were not reviewed, since this is a Preliminary Development Plan. We did, however, notice that the asphalt pavement detail does not follow the Unified Development Ordinance (UDO) in terms of the required thickness, base, and chemically-stabilized subgrade or geogrid. It may be better to eliminate these details until the Final Development Plan is submitted, because specific comments related to these details are not being provided at this time.

16. Portions of the grading plan appear to adversely affect the adjacent property to the south. Any grading activities on the Firestone site cannot direct stormwater onto adjacent properties, or alter the existing drainage patterns to the extent that an adverse impact results to the adjacent property, unless an appropriate private agreement is obtained from the adjacent owner. This includes the alteration of existing drainage patterns from the adjacent property, where it creates an adverse impact on the adjacent property. It would appear from the GIS contours that the existing drainage pattern from the south may be impacted by the proposed grading.

17. It appears that the proposed grading on the north side of the project has the potential to create an adverse impact to the property to the north of the Firestone project. Please see previous comments related to this issue. If alteration of existing drainage patterns is desired, then appropriate easements or agreements between the adjacent property owner and the applicant should be executed.

18. Sheet C500: Sanitary sewer service cannot tie directly into a manhole as shown. A cut-in tee downstream of the existing manhole is required for the 6 inch private line.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. The driveway design and truck circulation does not appear to meet minimum requirements. The truck movements depicted require full use of all lanes on Market Street, overlap curb, encroach upon sidewalks (and potentially building

area). Consider larger driveway curb returns, additional setbacks, etc. Truck movements may use adjacent turn lane space on Market, but should not require full use of all traffic lanes and intersection area to complete an ingress or egress movement. The truck movement should also not encroach upon curbs, sidewalks or building areas. No Truck backing from Market Street will be allowed.

2. The sidewalk located at the southwest corner, where matching existing, should have a tapered or "smoothed" transition from existing to proposed; not angular as depicted. Sidewalk north of the driveway does not appear to have adequate setback from the curb (4' minimum). Additional ROW may be needed in this area.