

DEVELOPMENT SERVICES

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

Date: Wednesday, February 19, 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 Friday, February 21, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Planning Commission Meeting: March 12, 2020 at 05:00 PM

City Council Public Hearing: April 14, 2020 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 Commercial Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Curbing is required at the front of the non-accessible parking stalls adjacent to the south side of the proposed building. Additionally, curbing is required along the driveway stub along the north property line. A temporary asphalt curb may be used in place of concrete.

2. As proposed the parapet walls do not screen the RTU to the extent required by the UDO. The UDO requires all roof-mounted equipment to be screened entirely from view by using parapet walls at the same height as the mechanical units.

In this case, I don't think raising the Parapet wall around the entire building makes the most sense. I think a way to meet the intent of the UDO would be to use a "bolt on" screen system similar to this. Using this type of screening is just a suggestion, if you have a better idea let me know and I will take a look at it. This would require a modification to be approved but is something that has been requested and granted in the past. If this modification is something you would like to seek, a written request and narrative statement that explains the need for modification will need to be submitted.

3. This project is located in an overlay district and subject to the M-150 CDO design standards as outlined in Division Vi. - M-150 Corridor Development Overlay (CDO) District – UDO Sec. 5.510. - M-150 CDO design standards. All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. Such screening shall be adequate to completely screen such facilities from all rights-of-way.

Please annotate how this project is meeting the mandatory minimum sustainability & development requirements.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The City will not support a blanket waiver to the stormwater detention peak attenuation requirements. The "Stormwater Report" dated Feb. 7, 2020, requested that a blanket waiver be granted to allow a comparison between the pre-development peak flow rates, and the post-development peak flow rates. This methodology was never discussed either in the applicant meeting, or during the telephone conversation. Only the "peripheral drainage" elements near the right of way were discussed using the pre-versus-post-development methodology, and the "Stormwater Report" dated Feb. 7, 2020 is requesting this methodology be allowed for the entire site.

2. The applicant letter requested a concept plan for the extension of a public water main to serve the development. A partial plan to provide a private fire line extension was provided, which does not satisfy this requirement. If two (2) options are desired as indicated in your response letter, both options should be presented in concept form. They must show the entire length of the extension, not a partial view of the extension. Finally, the extension must be public, not

private. It should also include sufficient notes concerning the acquisition of public easements as necessary to construct the extension.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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4. The hydrant main shall be a minimum of 6".

Action required: replace the 4" main with a 6".

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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