

DEVELOPMENT SERVICES

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

Date: Wednesday, June 17, 2020

To:

Property Owner: SCHOOL DISTRICT 7
REORGANIZED

Email:

Applicant: DLR GROUP

Email:

Engineer: OLSSON ASSOCIATES

Email:

Other: MCCOWN GORDON CONSTRUCTION LLC

Email: MDUNLAP@MCCOWNGORDON.COM

Other: Kyle Gorrell

Email: kyle.gorrell@lsr7.net

Other: Dana Schwartz

Email: dschwartz@dlrgroup.com

Other: Brett Taylor

Email: btaylor@mccowngordon.com

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2020134

Application Type: Commercial Preliminary Development Plan

Application Name: LSR7 Middle School #4 - Bailey Rd

Location: 1001 SE BAILEY RD, LEES SUMMIT, MO 64081

Tentative Schedule

Planning Commission Meeting: July 09, 2020 at 05:00 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.

Analysis of Commercial Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	---	--------------------------

1. LANDSCAPE PLANS. A modification shall be required for the proposed 2" caliper ornamental trees. Staff supports the modification request.
2. SIGNAGE. Staff supports the two proposed monument sign details included on the resubmittal.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
---------------------------	---------------------------------------	---	--------------------------

1. The sanitary sewer analysis only extended to the upper reach of the interceptor line (i.e., to manhole #47-020). The sanitary sewer study must be revised to include an analysis to manhole #54-002, and include calculations of the sanitary sewer flows and hydraulic grade line for the northwest 24 inch branch upstream of manhole #54-002.
2. A discussion of downstream sanitary sewer line upgrades must be discussed in the report if the results of the revised sanitary sewer study show surcharging in the downstream portion of the line.
3. The point of road termination is shown just east of the plat boundary. As such, the water line serving the school must be revised so that the water line is not constructed in an "overland" condition (i.e., the water service must be connected at an appropriate location where there is pavement adjacent to the connection point).
4. Public sanitary sewer is shown connecting to the residential subdivision to the west, which is not allowed.
5. Public sanitary sewer service to the adjacent property to the east is shown to be constructed at a later date, presumably by others. This sanitary sewer line must be included in the list of items to be constructed in the future, and covered by an appropriate development agreement and/or escrow agreement.
6. For purposes of calculating construction costs for future infrastructure, the following items must be included: 1) box culvert for the future stream crossing and engineering fees for the future extension of Cape Dr., 2) road construction fees and engineering fees for construction of Cape Dr. to the limits of the plat boundary to the east, 3) water line extension and engineering fees for construction of the water main extension to the east plat boundary, and 4) sanitary sewer extension and engineering fees for construction of the sanitary sewer extension to the east plat boundary. All of this work will be summarized by a development agreement and/or escrow agreement.
8. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
9. 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 or the start of construction (excluding land disturbance permit).
10. 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) Section 16.340. 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.

11. A Land Disturbance Permit shall be obtained from the City if ground breaking will take place prior to the issuance of an infrastructure permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

12. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any plans. A certified copy shall be submitted to the City for verification.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
--------------------	----------------------------	--	-------------

1. 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.

Action needed: Relocate the FDC to, or near, the front of the building.

2. 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.

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