

DEVELOPMENT SERVICES

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

Date: Monday, October 12, 2020

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Property Owner: WEST PRYOR OWNERS
ASSOCIATION INC

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020274

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: LOT 7 AND TRACT C STREETS OF WEST PRYOR

Location: 2200 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081
900 NW BLACK TWIG LN, LEES SUMMIT, MO 64081
2100 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, October 26, 2020

Applicant Meeting: October 15, 2020 at 02:00 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.

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 Rezoning with Preliminary Development Plan:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
------------------------	-------------------------------------	---	-------------

1. A Rezoning exhibit was not submitted. Please refer to the Unified Development Ordinance Article 2. Section 2.240 for rezoning exhibit content requirements.

Staff recommends rezoning to RP-4 rather than PMIX.

2. Please revise the modification request letter to only include the modification requests as it relates to this preliminary development plan. It appears the modification requests would be for parking for the apartment building (387 spaces needed and 369 are provided), the density for the apartments (34.5 proposed and the previous approved preliminary development plan had 24.2 proposed for the senior living facility), and potentially for the high impact buffer requirement along Lowenstein Dr, (assuming a 6' fence would not be proposed).

Staff doesn't see a need to formally request a modification for Lot 8 parking. The director has the authority to approve an alternate parking plan and we are in agreement for the justification of parking needs for that lot.

3. Additional discussion is needed for the updated Land Use Table.

Lot 1 and 2 is reversed and the total square footage for Lot 1 is 5,549 sq. ft. according to submitted plans.

The apartment sq. ftg. isn't matching submitted plans.

Please provide a table that indicates the former Lot numbering and the current corresponding lot numbering. The lot numbering in the land use table in the previously approved pdp doesn't match what has been platted.

4. It is noted the previous proposed hotel is now replaced with a sit-down restaurant, however a site plan and elevations were not received for this change.

Please provide additional information for that lot in order to achieve approval for this change.

5. Provide the overall hotel and apartment square footage (in addition to the envelope sq. ftg.).

6. What is the intent for possible replatting of Tract C? Is it the intent for this to remain in a Tract? Will the units be sold or are they proposed to be rentals? Will there be common area? If no common area is proposed it should be platted into a lot.

Is there an intent to replat Lot 7?

If replatting is proposed please provide as part of the PDP a proposed platting exhibit.

7. Street trees are required along the entire length of NW Lowenstein Dr. A high impact buffer is also required along the entire length of NW Lowenstein Dr., perhaps requirements will be met once the buffer is reflected within the landscape table.

Any tree proposed within an easement shall be of ornamental variety.

8. Label all street names.

9. The parking lot screening is not met along NW Lowenstein Dr. 197 shrubs are required and 150 shrubs are proposed.

10. Additional clarification is needed for landscaping requirements along NW Black Twig Ln. and the private drive east.

11. On Sheet C13.0 revise the building area for Lot 7 to 92,931 sq. ft. The open space total is correct as shown.

Clarify the open yard tree requirements for Lot 7. 53 trees are required and the table shows that 14 are provided.

12. Provide the manufacture's specifications for the exterior wall lighting.

13. Hotel Elevations. Provide additional elevations for the hotel (all four sides).

Additional comments may be needed once received. Staff is unsure about the current "look" of the hotel.

14. Townhome Elevations. Staff doesn't have any concerns with the elevations, however the look is very modern and it will be interesting how they will be perceived from the adjacent single-family neighborhood.

15. Apartment Elevations. Staff has concerns the roof line is too flat on several of the elevations. Please provide varying heights and modulation to break up the long massive facades.

16. Standard detail sheets were not received (i.e. pavement, curbing, accessible signage, trash enclosure, etc.).

17. Indicate the location of all roof-top units for the hotel and apartment buildings. All RTU's shall be screened via parapet.

Engineering Review

Sue Pyles, P.E.
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. Please submit a stormwater study matching the plan shown. References to the previously approved stormwater study may be made within the study, but this study must also address how the water will be discharged off the site.

2. The sanitary sewer study submitted is inadequate. While references to the previous study are acceptable, this report still needs to have exhibits and calculation results applicable to this plan, as appropriate.

3. Filling the mined area will require specialized third-party review as well as inspection, both of which will be at the developer's expense. Conditions of Approval will be written and incorporated into the Ordinance should this plan be approved. Those conditions will be forthcoming.

4. The southwest corner of the project area seems to be cut off on the plan sheets. Please expand views in the plan set, especially since the storm sewer system is critical in this area.
5. There appears to be multiple labels shown for existing water lines. Please revise for clarity.
6. There appear to be different line types used for existing storm sewer. Please be consistent for clarity.
7. Additional comments are likely after complete stormwater and sanitary studies have been submitted.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
-----------------------	--------------------------------	--	-------------

1. A Traffic Study Update/Memo was submitted for the subject PDP Application and companion PDP Application, both associated with Streets of West Pryor. The study should be included with both PDP Applications. The following comments pertain to the traffic study and may or may not directly relate to the subject PDP. However, some of these comments address clarity for which each application may be independently evaluated.
2. Traffic Study-Does the additional traffic generated and (re)distributed traffic (due to internal access and building layout changes) on Blacktwig at Chipman warrant a traffic signal? Address in update memo.
3. Traffic Study-Does the additional traffic generated and (re)distributed traffic (due to internal access and building layout changes) on Blacktwig at Lowenstein warrant an all-way stop condition? Address in update memo.
4. Traffic Study-An illustration depicting the location of new trips (in comparison to the previously approved plan) would be helpful in addressing resident concerns about impacts to Lowenstien, Blacktwig and intersection at Chipman.
5. Traffic Study-An assessment of impacted trip distribution needs to be included. It appears there's significant change in traffic circulation (e.g. connection to the private roadways from the commercial development to Blacktwig via the west direct connection and apartment orientation). An exhibit that compares 2018 Generated Trip Distribution (Volume, Not Percentage) to Proposed Generated Trip Distribution (Volume, Not Percentage).
6. Traffic Study-The proposed sport courts/outdoor athletic club needs to be accounted for in the trip generation.

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

2. Provide a complete site plan.
3. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Provide utility plan that will meet the fire flow requirements for the proposed buildings.