

DEVELOPMENT SERVICES

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

Date: Monday, October 12, 2020

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: STREETS OF WEST PRYOR LLC

Email:

Engineer: SM ENGINEERING

Email: SMCIVILENGR@GMAIL.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020280

Application Type: Commercial Preliminary Development Plan

Application Name: LOTS 1 AND 2 STREETS OF WEST PRYOR

Location: 2061 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081
2051 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by noon on Monday, October 26, 2020 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

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 Preliminary Development Plan:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Has any consideration been given to flipping Lot 1 and Lot 2? Meaning have the drive-thru on Lot 1 and sit down restaurant on Lot 2. Staff has initial concerns about potential issues with the drive-thru stacking and on-site circulation if the drive-thru is wildly successful.

2. The required parking counts are inaccurate within the Site Data table (sheet C3.0). 78 spaces are required for Lot 1 and 45 spaces are required for Lot 2. However parking needs are met.

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

4. Provide the manufacture's specifications for all exterior wall lighting.

5. The landscape calculations are switched between Lot 1 and 2 in terms of street lengths, sq. footages. Also it seems that the required numbers aren't met/reflected within the table, but seems to be met on the plan?

The parking lot screening calculations are missing as well.

Please revise so we can re-evaluate.

6. Indicate the location of any proposed roof top units. They will be required to be screened via parapet.

7. Metal is a conditional material and will require approval through the governing body.

8. Staff has concern on the amount of EIFS proposed for Shake Shack. Typically our rule of thumb is no more than 30% per elevation.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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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. 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.

The FDC's for each building are not shown. The distance from the private hydrant exceeds 100-feet from the building and any building mounted FDC.

3. Will each lot be under separate ownership? Generally, private fire protection (hydrants) are not shared between lots.