

DEVELOPMENT SERVICES

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

Date: Tuesday, April 27, 2021

To:

Property Owner: SUMMIT POINT PHASE II LLC **Email:**

Property Owner: SUMMIT POINT PROPERTY **Email:**
INVESTORS LLC

From: Shannon McGuire, Planner

Re:

Application Number: PL2021059
Application Type: Residential Preliminary Development Plan
Application Name: Summit Point Apartments Phase 2
Location: 510 NE CHIPMAN RD, LEES SUMMIT, MO 64063

Tentative Schedule

Submit revised plans by noon on Monday, March 22, 2021 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: March 09, 2021 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 Residential Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

2. Please refer to comment #6 in the applicant letter dated Mar. 29, 2021. The "Preliminary Stormwater Drainage Study" dated Apr. 5, 2021 (hereinafter referred to as the preliminary stormwater study) still contains the statement "The City requires that no construction be allowed within the stream setback, with the exception of stormwater detention basins" on page 2. While this may be partially correct, the City will consider grading within the stream buffer for detention basins on a case-by-case basis. Please correct the report as appropriate.
3. The figure on page 3 of the preliminary stormwater study is illegible due to pixelation of the diagram. No review was performed.
4. Page 4 of the preliminary report states that City personnel participated in the determination of the OHWM. The City only observed the delineation of the OHWM by Frank Norman, so this statement is not accurate. Please revise.
5. Page 8 of the preliminary stormwater study included a diagram which is illegible due to pixelation. No further review was performed.
6. Page 10 of the preliminary stormwater study included a diagram which is illegible due to pixelation. No further review was provided.
7. Page 11 of the preliminary stormwater study included a diagram which is illegible due to pixelation. No further review was performed.
8. Page 14 of the preliminary stormwater study included a diagram which is illegible due to pixelation. No further review was performed.
9. Page 14 of the preliminary stormwater study states in the second paragraph "...results of the HEC-RAS model showed the 100 year flood elevations...ranging from 994.3 to 1005.1." The report goes on to state that buildings were set above this level. This does not reconcile with the finish floor elevations shown for A2-2 and C1-2, which show the finish floor elevations at 1005.00, which is below the calculated base flood elevation. The City requires 2.00 feet of freeboard (preferably higher) between the calculated 100 year water surface elevation and the the lowest floor elevation.
10. HEC-RAS study has not been formally reviewed as of this date. Final results of an accepted study will affect the lowest floor elevations of the buildings, the bottom of the detention basin, and the location of the detention basin.
11. Energy dissipation at the end of the discharge point does not appear sufficient for this project, and will likely have a negative impact on the adjacent property owner to the north. Rip rap appears to be shown, but extends approximately one pipe diameter into the floodplain. Preliminary calculations shall be provided for the dimensions of the energy dissipation measure. Other alternatives for energy dissipation should be considered, such as field-tested

designs by the Federal Highway Administration to induce a hydraulic jump within the energy dissipation device over a wide range of flow regimes.

12. Off-site easements or off-site acquisition of property is required for the energy dissipation device shown on the preliminary development plan. This shall be required prior to approval of the Final Development Plan.

13. Geometry shown for outlet structure in the text of the report and within contradictory diagrams within the preliminary stormwater study appendix will bypass the water quality aspects of the basin. Short-circuiting effect of outlet structures constructed in this fashion negate the residence time in the basin. Traditional design should be shown rather than the off-line structure.

14. The 100 year water surface elevation was shown graphically for the detention basin, but the incorrect condition was shown. The 100% clogged/zero available storage elevation shall be shown, and shall be a minimum of 20 feet from any building and any property line. This is a requirement of Section 5600 of the KCAPWA stormwater requirements, which have been adopted by reference by the City of Lee's Summit. Rough calculations by City show this will not be met for the northeast basin if showing the above condition. It will be too close to Building C1-2 and the east property line.

15. A concrete "trickle channel" is shown in the bottom of the detention basin. Construction of these low flow channels tend to negate the water quality aspects of detention basins. Recommend soliciting input from a design professional at the final plan phase for appropriate plantings, soil amendments, or other measures to help drain the area of low slope.

16. There appear to be areas behind building A2-2 with slopes in excess of 3:1. These areas will either need a geotechnical report to assess the global stability of the slope, or retaining walls installed.

17. Commentary within the preliminary stormwater study appears to discuss an off-line outlet structure, as well as the illegible diagram contained below the commentary. Appendix within the report contradicts this discussion and the illegible diagram. Grading plan and utility plan in the appendix of the study show a more traditional outlet structure location. Please see previous comment concerning the off-line outlet structure.

18. DAM-2 shown within the appendix of the preliminary stormwater report appears to show the off-line outlet structure, contradicting the previous grading plan and utility plan.

19. Sheet C3 Site Plan and C4 Grading Plan: A sidewalk is shown along building A2-2 and C1-2. These are shown in areas where grading is shown, some over the 3:1 max slope discussed in previous comments. Sidewalks cannot be installed over 3:1 slope without grading to max. 2.0% slope for the sidewalk cross-slope, and it is unclear how this will work without grading within the floodplain or stream buffer.

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

Several of the buildings do not meet this requirement and will need to be corrected on the Final Development Plan.

Traffic Review	Michael Park	City Traffic Engineer	No Comments
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