

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

**Date:** Tuesday, April 27, 2021

**To:**

**Property Owner:** CLAYTON PROPERTIES GROUP, Email: RHONDA@SCHKC.COM  
INC

**Applicant:** Summit Homes Email: permitting@summithomeskc.com

**Engineer:** SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2021105  
**Application Type:** Commercial Rezoning with Preliminary Development Plan  
**Application Name:** Bailey Farm  
**Location:** 1300 SE RANSON RD, LEES SUMMIT, MO 64081

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### Tentative Schedule

Upload revised plan no later than 4pm on Tuesday, May 11, 2021.

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.

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### 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

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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

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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 6:00 P.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:**

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| <b>Planning Review</b> | Shannon McGuire<br>(816) 969-1237 | Planner<br>Shannon.McGuire@cityofls.net | Approved with Conditions |
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1. After additional review it was determined that Dalton Dr. is an existing north/south street in the Newberry subdivision. Please choose a new name for this road.
2. The proposed project is not subject to the landscaping requirements for street frontage and open yard landscaping found in 8.790, but is subject to sec. 8.870 that established the requirements for buffers/screens between developments of differing land uses adjoining one another.
3. As this is a planned zoning district. Exterior building elevations are required (previously submitted). Preliminary building elevations of all sides must depict the general style, size and exterior construction materials of the proposed homes. The previously submitted elevations do not include the proposed building materials. The approved elevations will be used to evaluate compliance with the PDP at the time of building permit application for individual homes.

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| <b>Engineering Review</b> | Gene Williams, P.E.<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Corrections |
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1. Allowable release rates may have "double-counted" the existing off-site peak flow rates based on a review of the report. Allowable peak flow rates should be calculated as follows: 1) project area (i.e. the area of the project not including off-site contributors) to a point of interest should be multiplied by the respective allowable peak flow rates (i.e., 3, 2, and 0.5 cfs) to obtain the "raw allowable", 2) existing condition off-site drainage area(s) should be assigned a calculated existing peak flow rate for the respective storm events and may be added to the "raw allowable". It appears the off-site drainage areas may have been multiplied times the 3, 2, and 0.5 cfs peak flow rate allowables, thus creating a situation where the existing peak flow rates from offsite areas is being double-counted. Please check and verify.
2. Please submit a waiver request for the items listed in the report. The waiver shall be on prescribed form, and include a brief summary report and exhibit(s) describing why the waiver should be granted. Please stress the drainage area number 2 is a "peripheral drainage area" with resultant grading after development being significantly less than existing to the point of interest, and post-development peak flow rates to the point of interest will be significantly less than the pre-developed condition. Stream buffer waiver should also follow same format, and may be included within the same waiver request.
3. Sheet C3.0 is still showing a 120 foot stream buffer referenced to the centerline in one instance (i.e., the other label was modified and appears correct). The 60 foot buffer is measured from the OHWM on each side of the stream, not the centerline.
4. A temporary cul-de-sac is required near lot 39.
5. Revised phasing plan appears to show a long dead end water main in Phase 1. Maximum dead end length is 700 feet. Rough measurements show at least three times this length.
6. Additional off-site manhole is proposed for sanitary sewer connection. The school district is constructing a public manhole to the north of this proposed manhole, and it is unclear why an additional manhole is being proposed. This

proposed location will also require additional easement from the Whitance property to the south, which may further complicate this layout.

7. It does not appear sanitary sewer was extended to the east plat limits to potentially serve the James A. Reed facility. This was discussed at the applicant meeting, and the response to comments stated this had been shown.

8. East/west channel shows a proposed pipe system to be designed at a later date. The City would like to reserve the right to revise this as necessary. Please indicate "proposed underground storm drain system".

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| <b>Fire Review</b> | Jim Eden<br>(816) 969-1303 | Assistant Chief<br>Jim.Eden@cityofls.net | Approved with Conditions |
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1. Make adjustments to street names (Dalton) per Development Services.

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| <b>Traffic Review</b> | Michael Park<br>(816) 969-1820 | City Traffic Engineer<br>Michael.Park@cityofls.net | Approved with Conditions |
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