



May 11, 2021

City of Lee's Summit  
Attn: Mike Weisenborn, Project Manager  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: BAILEY FARM  
PL2021105 COMMERCIAL REZONING W/PRELIMINARY DEV PLAN  
1300 SE RANSON RD, LEE'S SUMMIT, MO 64081**

Dear Mike:

Thank you for your review of the above-referenced project dated April 27, 2021 to which we have the following response to comments:

**The following items are acknowledged.**

- **Electronic Plans for Resubmittal.**
- **Excise Tax.**
- **Planning Commission and City Council Presentations.**
- **Notice Requirements.**

**Analysis of Commercial Rezoning with Preliminary Development Plan:**

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.

**Response: Revised as requested.**

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.

**Response: The landscape plan provided includes the buffer requested by staff.**

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.

**Response: Exterior building elevations will be provided prior to the Planning Commission meeting.**

## Engineering Review

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 rates 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.

**Response: The allowable peak flow rates have been revised with Release Point 1 being the only area that has off-site flows.**

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.

**Response: A waiver request has been included with this submittal.**

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.

**Response: Updated call-out and annotations have been included to show 120 foot stream buffer is referenced from the OHWM.**

4. A temporary cul-de-sac is required near lot 39.

**Response: Revised as requested.**

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.

**Response: A callout has been provided on Sheet C2.0, C2.2, and C3.0 to loop the water main in Phase 1.**

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.

**Response: The sanitary alignment has been revised to connect to public manhole provided by the school district.**

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.

**Response: An additional manhole has been provided at the intersection of SE Cape Drive and SE Ranson Road.**

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".

**Response:** This callout has been added to sheet C2.0.

### **Traffic Review**

1. No Comment.

**Response:** Thank you for your review.

### **Fire Review**

1. Make adjustments to street names (Dalton) per Development Services.

**Response:** Revised as requested.

If you have additional comments or questions, please do not hesitate to contact me.  
Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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/mdr  
Attachments

c: Clayton Properties Group/Summit Homes