

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

**Date:** Wednesday, May 19, 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

**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

Submit revised plans by 4pm on Tuesday, May 25, 2021 . Revised documents shall be uploaded to the application through the online portal.

Planning Commission Public Hearing: June 10, 2021 at 05:00 PM

City Council Public Hearing: July 60, 2021 at 06:00 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.

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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 6:00P.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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Approved with Conditions
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1. The previously submitted elevations did not include the proposed building materials. Additional information regarding the proposed materials will be require prior to public hearings at the Planning Commission and City Council.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Public water line loop is now shown along Cape Dr. to the east, which will be installed along unplatted land until the 3rd phase. This is problematic in that the water main loop will be installed overland, with maintenance being an issue. Depth of the installation will also be an issue, as cut and fill may affect the water main. Recommend installation of the road/storm sewer along with the water main.

2. Please see previous applicant letters. The stream buffer is still called-out as 120 feet in width in at least two (2) locations of the PDP.

3. Waiver request only provided the form. Please see previous applicant letter for specific attachments necessary to process the waiver. An abbreviated report shall be attached to the waiver describing the need for the waiver, locations of the waivers, exhibits, and the impact of the waiver request.

4. Stormwater report contains an issue that is difficult to reconcile. It still appears that double-counting was done when calculating the allowable release rate for RP-1 (see previous applicant letter). As a final check, the calculated allowable release rate for a particular point should always be less than the existing peak flow to that point. According to Table 2-2, the existing 100 year peak flow for RP-1 is 370 cfs. The calculated allowable peak flow at RP-1 is shown at 377 cfs, 7 cfs over the existing condition. The 10 year event at RP-1 is shown with the same issue, albeit at an even higher difference. It is suspected that double-counting of the raw allowable for subareas may be the issue.

5. Please see previous applicant letter. The City would like to reserve the right for a variety of underground drainage systems that bisect the site from east to west. As shown, it is still called-out as "to be piped". Recommend removing that particular note on the Utility plansheet, and leaving the other which states "underground drainage system".

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Approved with Conditions
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