

May 25, 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 May 19, 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:
Planning Review**

1. The previously submitted elevations did not include the proposed building materials. Additional information regarding the proposed materials will be required prior to public hearings at the Planning Commission and City Council.

Response: Elevations have been provided with this submittal.

Engineering Review

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.

Response: We understand staff's concerns with the utility extension through the unplatted areas. We will continue to work with the engineering and water/utilities to develop a phasing plan that limits these concerns as much as feasible.

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.

Response: Stream buffer has been called out in width as measured from the OHWM.

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.

Response: An abbreviated report and exhibit has been provided with this submittal.

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.

Response: Revised Stormwater Report is included with this submittal. We removed the existing release rates that were computed using TR-55 and just show the rates for the comprehensive plan. We believe this shows that we have not double-counted any of the allowable release rates. We will work with City staff to provide a final stormwater report specific to each detention basin/water quality device to meet City requirements.

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 plan sheet, and leaving the other which states "underground drainage system".

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