

DEVELOPMENT SERVICES

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

Date: Friday, June 04, 2021

To:

Property Owner: LSPH INVESTORS LLC

Email:

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Applicant: Abby Arnold

Email: aarnold@redarchitects.com

Engineer: Dan Foster

Email: df@schlagelassociates.com

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021181

Application Type: Commercial Preliminary Development Plan

Application Name: Chipotle Quick-Service Restaurant

Location: 1103 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Monday, June 21, 2021 . Revised documents shall be uploaded to the application through the online portal.

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 Commercial Preliminary Development Plan:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
------------------------	-----------------------------------	--	-------------

1. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be emailed to the planner's email address above or uploaded directly.
2. Parking. The site plan says you are providing 27 parking spaces, but I only count 25. I see two additional pull-off spaces at the drive-through exit. Those two spaces can't be counted toward the require 27 spaces. The two pull off spaces are really a continuation of drive-through queueing spaces as opposed to actual parking spaces. Please fix the number of parking spaces to match the required amount. Please label the two pull off spaces, so we are clear as to what they are.
3. Fence. The site plan (Sheet C1.0) notes that the existing wood fence abutting the residences will be reconstructed, but gives no detail as to how it will be reconstructed (e.g. wood, vinyl or masonry). The landscape plan (Sheet L1.0) notes that the existing fence will count toward the opaque fence requirement. The existing wood fence is a lawful non-conforming site characteristic. The current high-impact landscape requires either a 6' vinyl fence or masonry wall. If the proposed fence reconstruction means a complete removal and replacement, the lawful non-conforming status of the fence goes away and can only be reconstructed in accordance with current ordinance requirements. If the proposed fence work actually falls under the category of repair, then it can be carried out in accordance with the language under UDO Section 10.210.
4. A written narrative giving justification for each of the requested UDO modifications is required to be submitted in support of the application.
5. Setbacks. Please label and show required property setback lines on drawing.
6. Bearings. All four sided bearings seem to be off just a little from the original plat. Please fix this or show both the original bearings and the new ones.
7. CG-1 C&G label. Please label what CG-1 C&G mean.
8. Mechanical equipment. Please show in a dotted outline where the mechanical equipment will be to ensure the parapet will be covering it.
9. Landscaping. Proposed deciduous trees shall be minimum 3" caliper at the time of planting to meet ordinance requirements. Additionally, evergreen trees shall be a minimum 8' in height at the time of planting. Please refer to Sec. 8.750-Acceptable plant materials.
10. Building Architecture. The building's architecture is unlike any non-industrial building in Lee's Summit. Please quantify the percentage of metal panel used on each of the four building elevations. The highest percentage of metal panel typically approved in the past has been around 40%. The shadow rib metal panel that constitutes the majority of the building's exterior is typical for our industrial building areas, but not for commercial areas. The type of metal

panel approved in the past for commercial application has been aluminum composite metal (ACM) panels. This type of metal and depending on the amount, will have to be discussed at the Planning Commission and City Council meeting.

The proposed elevation, currently does not meet the UDO Section 8.180. A.1 and 2 for the offset requirements, nor does it not meet the four-sided architecture requirements found under Section 8.180. B. Please make sure to somehow dress up the side that is facing the highway.

11. Wall-mounted lighting. What type of exterior wall-mounted light fixture will the building have? Please see the lighting requirements under UDO Article 8 Subdivision 5-Lighting Standards

12. Monument sign. Please provide a detail of the monument sign to ensure it meets the UDO standards under Article 9. It also appears the monument sign is in an existing U/E and so the sign will need to be relocated. Please show the locations of the 10" and 24" water mains that run across the property. It appears there may be a conflict between the 10" main and the monument location.

13. Patio seating. The site plan calls out the patio being set back 95' from the adjacent residential property versus the required 100'. Please double check your measurements. I am showing it to be a 100'. In the site plan you say "patio seating arch drawings". I do not see any drawings for this.

14. Deteriorating Pavement. Please show specs for the repair and seal for deteriorating pavement.

Engineering Review	Loic Nguingiri, E.I.	Staff Engineer Loic.Nguingiri@cityofls.net	Corrections
---------------------------	----------------------	---	-------------

1. Please include a cover sheet for the civil plans. The cover sheet must appear on top of the set of plans and must contain the following items:

- o Project name (as headline)
- o Vicinity map
- o Developer's contact information
- o Design engineer's contact information
- o Table of contents
- o Utility Contact information

2. Several sections of existing curb, all over the site and along the ones that have been identified to remain, are either chipped or damaged. Replacement of those areas is necessary. Revise/add curb leader(s), as applicable and shown in the attached screenshot.

3. Areas within the commercial entrance, center of parking lot and upstream of concrete flumes (as shown in the attached screenshot) appear to be quite deteriorated. Reconstruction is therefore necessary. Please show/label on the plans.

4. Revise grading note 5 to mention "City of Lee's Summit Design and Construction Manual".

5. On the utility plan sheet, include pipe size for the proposed water service line and for the proposed sanitary sewer lateral.

6. On the utility plan sheet, make sure to label/show the existing 10" distribution water main, 24" transmission water main and the 8" sanitary sewer main.

7. Are there any sidewalks intended to be built on-site? Show on the site plan sheet, if applicable. Make sure to also provide a cross sectional view of the new concrete sidewalk pavement to be built.

8. Include a cross sectional view of the new asphalt pavement to be built.

9. ADA construction standard details may be removed since they are not required with a PDP.

10. Please keep in mind that a minimum horizontal separation of 5 -7 feet, between the edge of tree and the edge of water main, must be maintained in order to prevent tree roots from growing into the public utility pipe(s). Only ornamental trees are allowed within public easements.

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

1. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: The replaced parking lot/ fire access shall be capable of carrying the an imposed load of 75,000-pounds. Provide a detail on the buildind permit drawings.