

August 23, 2021

City of Lee's Summit
Attn: Shannon McGuire, Planner
220 SE Green Street
Lee's Summit, MO 64063

**RE: PL2021282
RESIDENTIAL REZONING WITH PRELIMINARY DEVELOPMENT PLAN
2840 SE BLUE PKWY
STAFF COMMENTS DATED AUGUST 13, 2021**

Dear Shannon:

This letter is regarding staff comments dated August 13, 2021 for the above-reference project to which we have the following responses:

Electronic Plans for Resubmittal

- 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).

RESPONSE: All Electronic Plans for Resubmittal requirements are acknowledged.

Notice Requirements

1. Notification of Surrounding Property Owners.
2. Notice Signs.
3. Neighborhood Meeting.

RESPONSE: All Notice Requirements are acknowledged.

Planning Review:

1. Information only: the requested CP-1 will limit the type of commercial uses that will be permitted for future occupants. Most notably a drive in or drive through restaurant use is not permitted in the requested zoning district. If you wish for this type of use, the CP-2 zoning district would be more appropriate. Additionally, please also note that the UDO has reduced allowances for tenant signage in the CP-1 zoning district.

RESPONSE: Request changed to CP-2

2. Please provide a legal description of the project in a selectable format that can be inserted into a WORD document.

RESPONSE: Provided

3. Please provide a vicinity map with north arrow indicating the location of the property within the City.

RESPONSE: Provided as requested

4. Please add the following information to rezoning map:
1. Legal Description
 2. Existing and proposed zoning districts of the property to be rezoned
 3. Zoning, land use, and ownership of all parcels within 300 feet of the property to be rezoned.

RESPONSE: Provided as requested

5. If this will be a phased project please provide a phasing plan.

RESPONSE: Provided as requested

6. Please provide the name, location, width, radii, centerline, and grade of proposed streets and alleys, both public and private.

RESPONSE: Provided as requested

7. Maximum block length in residential areas shall be based on land use and zoning district, for the RP-3 district it is 800'. The section of road in the north east corner of the project appears to be close to the maximum length. If it is over the maximum block length you will need to seek a modification for it.

RESPONSE: Requesting a modification

8. on local and access streets in residential areas, sidewalks shall be constructed on one side of the street if the single-family density is 1.5 to 4.0 dwelling units per gross acre excluding common area and on both sides of the street if the density is over 4.0 dwelling units per gross acre. Duplex and multi-family development shall require sidewalks on both sides of the street. On all other streets (including, but not limited to, major and minor arterials, industrial and commercial collectors, and residential collectors), sidewalks shall be required on both sides of the street. Please provide the location and width of proposed sidewalks and public walkways.

RESPONSE: Provided as requested

9. Please label the dimensions of the proposed accessible spaces.

RESPONSE: Completed as requested. Spaces shall meet ADA standards.

10. Please provide information on the proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted.

RESPONSE: Submittal deferred. To be provided with final plan per discussion with staff.

- 11 for the commercial building, please provide preliminary building elevations of all sides depicting the general style, size and exterior construction materials and color schedule for the building proposed. If this information is not supplied during this PDP a separate PDP will be required for development of the commercial lot.

RESPONSE: Color images provided.

12. For all residential buildings (single family, 4-plex and apartment) please label the proposed building materials. Please label the proposed building material for the dumpster enclosures and garages as well.

RESPONSE: Completed as requested.

13. In the site data table on sheet C1.4 please label the proposed FAR.

RESPONSE: Completed as requested

14. Please provide a narrative statement that explains the need for and justifications for all modifications of the applicable zoning district regulations that you are requesting. Its staff's recommendation that you limit the modification request to only what is needed. Example: on sheet C1.4 you are requesting a 15ft parking lot setback from the ROW in lieu of the 20' required. I only see 1 location that you are not meeting the required setback by less than 1'. In the instance staff would only support a 1' modification and as the requested 5' is not needed.

RESPONSE: See deviation request

15. Below is the list of modifications requested. Please let me know if I have missed anything:

1. Landscaping
 - a. Reduce the caliper of the shade trees from 3 inches to 2.5 inches for the buffer screening area.
 - b. Reduce the height of the evergreen trees from 8 feet to 6 feet.
 - c. Reduce the caliper of the ornamental trees from 3" to 2"
2. Parking lot setback from the ROW.
3. RP-1 district
 - a. Density modification: 4du/ac – 6.26 du/ac
 - b. Min lot size 6,600 sf – 4,000 sf
 - c. Min lot width: 60 ft – 40 ft.

RESPONSE: See attached document for other modifications

16. A low impact buffer is required along the full length of the north property line and the west property line where the proposed RP-1 district abuts the R-1 district.

RESPONSE: This was provided.

17. A medium landscaping buffer is required where the Cp-1 district abuts the RP-1 district, along the north property line of CP-1 lot.

RESPONSE: This was provided

18. A medium landscaping buffer is required where the RP-4 district abuts the RP-3 and Cp-1 districts.

RESPONSE: Per discussion with staff not required since separated by collector and within same project.

19. Landscape buffers are required to be placed along the property lines. It appears that you are proposing buffers that are inset 6' from the property lines due to interference with existing UE's. This will require a modification (staff supported). Please include this with the other requested modifications.

RESPONSE: Modification requested.

20. All signs must comply with the sign requirements as outlined in the sign section of the ordinance. If you need a deviation for a sign you may seek it now as a modification during this approval process.

RESPONSE: Not aware of any deviations required for the sign.

Fire Review

1. IFC 503.3 – Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required – Parking will only be allowed on one side of the street in front of the townhomes. Show areas to be posted.

RESPONSE: Completed as requested

3. IFC 903.3.7 – fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required – show the location of the FDC's on the retail and apartment buildings along with the accessible fire hydrant within 100 feet.

RESPONSE: Completed as requested

4. IFC 507.1 – An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon with facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required – provide information on total square footage and construction type for the apartment and retail buildings. Only a 50% reduction in fire flow is allowed for buildings with an automatic sprinkler system.

RESPONSE: See architectural drawings

5. IFC D107.1 one or two family dwelling residential developments. Developments of one or two family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.

IFC D106.1 Multiple- family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Action required – A second remote access is required to the single family, townhome portion of the project.

RESPONSE: A second access was added.

6. IFC 507.5.1 – where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as

measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required – provide a hydrant plan

RESPONSE: Fire hydrants added to the plan.

7. Provide street names.

RESPONSE: Street names added to the plan

8. All private streets fronting the townhomes shall be 28 feet wide with parking on one side only.

RESPONSE: All private streets in townhome area are 28 feet wide.

Engineering Review

1. Waiver request shall be submitted with the standard cover sheet template, and a summary report attached and referenced to the template form. This template shall be forwarded separately.

RESPONSE: Revised as requested.

2. Waiver request discusses “release point2”. The summary report does not show the location of “release pont2”. In addition, there were no measurable quantities provided when discussing the pre-versus post development drainage areas, or the pre versus post development peak flow rates. The summary report attached to the template should discuss these measurable quantities, and should also show release point 2. It may also be beneficial to discuss the proposed swale to be constructed in the rear of the yards which should help alleviate any potential negative impacts to adjacent properties.

RESPONSE: The location of Release Point-2 has been added to the waiver exhibit. A more detailed discussion has been included in the summary report describing pre vs post development flow rates, as well as the proposed rear yard swale.

3. The City no longer allows the Type B ramp shown on standard detail GEN-3A, unless it is serving the intersection of two 92) sidewalks and two (2) separate street crossings. The majority of the ADA-accessible ramps for this project only show one (1) street crossing when two (2) ramps intersect, so the Type B ramp proposed on the drawings will need to be revised. An example can be supplied if necessary, and it will only be necessary to show the conceptual geometry of the ramp on the Preliminary Development Plan.

RESPONSE: Ramps updated on plan.

4. A separate utility plan was missing from the Preliminary Development Plan. Please provide a separate utility plan showing City water service and City sanitary sewer service, including all off-site extensions. This plan shall also include all water line connection to existing water mains, sizing of existing water mains, sizing of existing sanitary sewer mains, and sizing of proposed sanitary sewer and water mains. It shall also include notation of whether the line is public or private.

RESPONSE: Separate utility plan provided

6. All water lines and sanitary sewer lines within “Apartments Lot 1”, “Townhome Lot 1”, “Townhome Lot 3”, Townhome Lot 2”, and “Retail Lot 1” shall be private. Please show this on the separate utility sheet discussed elsewhere in this comment letter.

RESPONSE: Separate utility plan provided

7. What is the phasing for this project? Will all improvements be made simultaneously? This will have a bearing on the utility plans, and infrastructure plans. This shall be discussed at the applicant meeting, and a phasing plan provided unless all improvements are to occur simultaneously.

RESPONSE: Phasing plan provided.

8. Off-site sanitary sewer improvements discussed within the separate sanitary sewer memorandum shall be discussed at the applicant meeting. For purposes of a resubmittal, a general concept plan along with preliminary profile views of the off-site sanitary improvements shall be required.

RESPONSE: Provided as requested

9. Ensure that public water service and public sanitary sewer service is provided for the property to the south of Blue Pkwy. Public sanitary sewer and water service shall be provided to the plat boundary.

RESPONSE: The area north of Blue Parkway that is within this watershed does not have much buildable area after setbacks. Sewer for this property will go west to follow topography.

10. A water line loop may be required to the north or northwest. This will be discussed at the applicant meeting.

RESPONSE: This can be further discussed with final plans.

11. There was no graphical representation of the 100 year water surface elevation (100% clogged/zero available storage) shown on the overall site plan or anywhere within the Preliminary Development Plan for any of the detention or retention basins. Please show and label this line within each detention or retention basin, and ensure there is a minimum 20 feet from any building, or property line.

RESPONSE: The 100-year water surface elevation has been added to the plans, as well as dimensions from all property lines.

12. Please show the locations of all sidewalks on the Overall preliminary Plat, with proposed geometry of the ADA-accessible ramps at each intersection.

RESPONSE: Completed as requested.

13. Detention basin in the northeast corner of the project does not show any apparent means of discharge without negative impact to adjacent property owners. What are the proposed improvements in this area to convey stormwater discharges from this detention basin? The grading plan on Sheet C2.2 shows what appears to be a storm line extending to the north and ending. This would require an off-site easement from the property owner to the north, and verification of any existing storm structure on the adjacent property is capable of managing the 100 year event without surcharging.

RESPONSE: This will connect to the existing pipe.

14. Detention basin on the east side of the "Apartments Lot 1" shows no apparent discharge. There were no off site contours shown on Sheet C2.3 showing how the stormwater discharge will be conveyed to the adjacent property without negative impacts.

RESPONSE: This discharges into an existing drainage channel.

15. Detention basin serving the retail lot in the southwest portion of the project does not show any apparent means of stormwater conveyance from the detention basin.

RESPONSE: This will connect to the public system along Blue Parkway

16. Grading plan shown on Sheet C2.1 proposes a swale on the west property line. However, the swale ends in the northwest of the project, with no apparent means of stormwater conveyance after the swale abruptly ends.

RESPONSE: The swale continues off site.

17. Please be aware a 3 inch sanitary sewer force main exists along Blue Parkway. This force main extends the entire length of Blue Pkwy along the southern boundary of the project.

RESPONSE: Staff to provide location.

Traffic Review

1. Make at least one connection to the existing trail on the school property (north). If multiple are desired, the City would accept.

RESPONSE: Completed as requested.

Thank you for your review. If you have additional comments, please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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