

Residential Rezoning with Preliminary Development Plan Applicant's Letter

Date: Wednesday, September 01, 2021

To:

Property Owner: FORT HAYS STATE UNIVERSITY Email:
FOUNDATION

Applicant: GRIFFIN RILEY PROPERTY GROUP Email: VICTORIA@GRIFFINRILEY.COM

Engineer: SCHLAGEL & ASSOCIATES Email: SCHLAGEL & ASSOCIATES

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2021282
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: Blue Parkway Mixed Use Residential
Location: 2840 SE BLUE PKWY, LEES SUMMIT, MO 64063

Tentative Schedule

To be discussed.

Planning Commission Meeting: September 23, 2021 at 05:00 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.

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 Residential Rezoning with Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Sheet C1.3 seems to be missing the landscaping layer. As presented there is no landscaping on the plan sheet. Please update this to meet the UDO requirements.

2. Four-sided architecture is required. The rear elevations of the proposed commercial building lack the required architectural breaks to meet the UDO requirements. Both horizontal and vertical breaks are needed.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Phasing Plan: Phase 1 of the plan shows the installation of a sanitary sewer overland. What is the maximum depth of the sanitary sewer along the proposed route? Will future road grading affect the sanitary sewer? Maximum depth from final grade to flowline is 20 feet, so please ensure these depths are not exceeded either for the proposed condition in Phase 1, or subsequent phases.

2. Phasing Plan: Where is the off-site water main loop requested in the previous applicant letter (comment 10)? As shown, no loop exists. This shall be required to be shown on the plan, even if a conceptual plan subject to future modification. The general intent of this requirement shall be to provide a northerly loop for the water main.

3. Sheet C2.0: Please refer to comment 16 in the previous applicant letter. The response to comments states the swale continues "off site". According to Sheet C2.0, the swale does not continue off site, but rather, is collected by a field inlet and routed to the northeast detention basin. If this is the case, why is a waiver being requested for detention for detention within this area? Was this area accounted in the stormwater study?

4. Phasing Plan: It would appear the off-site water main loop shall be required during Phase 2 of the project. Is the intent to acquire an off-site easement from the Summit Mill HOA for the water line loop, or to provide the loop through Brookeplace Substation? It would appear the substation has existing general utility easements on the north and south sides.

5. Waiver Request: Please see previous comment concerning the need for a waiver. The grading plan shows the rear yard swale terminating at a field inlet, which then is conveyed to the detention basin in the northeast portion of the project. If this is not the case, the plan shall be reconciled to reflect proposed conditions.

6. Waiver Request: If a waiver is still required, the exhibit and summary report should be revised to include the pre-development drainage area in addition to the post-development drainage area (in graphic format on an additional exhibit or on the same exhibit).

7. Phase 2 of the phasing plan should include extension of the roadway from the current termination point near the northeast detention basin, to the end of the road on Heritage St. (i.e., at the limits currently shown on the phasing plan). It shall also include the completion of the interior water main loop along the Heritage/Riley right of way.

8. Heritage St. should be extended to the east property line during Phase 2. It is currently showing this extension in Phase 3.

9. Phase 2 shows the completion of a detention basin in the northeast corner of the project. Stormwater runoff, however, will continue from the southwest "undetained". Did the stormwater report account for undetained stormwater runoff from the southwest? It does not appear to be the case. It is possible the detention basin shown within Phase 3 may need to be constructed during Phase 2. Please reconcile.

10. Sanitary sewer line in the northeast is too close to the townhomes. A minimum distance of 15 feet is required, as measured from the outside of the sanitary sewer, to the furthest point on the outside of the building (typically overhangs). Only 8 feet was provided.

11. Please see comment 4 within the previous applicant letter. Sizing of the connection points is particularly critical at the water line connection point on Blue Pkwy. We are showing a 12 inch connection, but the line reduces to a 6 inch just a few feet beyond this 12 inch line. It is possible an extension is required to the 16 inch line existing on the southern roundabout at Blackwell.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

4. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which 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.

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- The second access required does not meet the intent of:
D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Provide a second access from the west side of the retail center.

7. Street names- Highland is already used in another part of the city.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
