

September 7, 2021 *(Revised 9/8/21)*

City of Lee's Summit  
Attn: Mike Weisenborn  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: PL2021282  
RESIDENTIAL REZONING WITH PRELIMINARY DEVELOPMENT PLAN  
2840 SE BLUE PKWY MIXED RESIDENTIAL USE  
STAFF COMMENTS DATED SEPTEMBER 1, 2021**

Dear Mike:

This letter is regarding staff comments dated September 1, 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. Sheet C1.3 seems to be missing the landscaping layer. A presented there is no landscaping on the plan sheet. Please update this to meet the UDO requirements.

**RESPONSE: NSPJ is providing landscape plan for this site. The landscape plan C1.3 has been removed from the set.**

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.

**RESPONSE: Owner is aware and has discussed with staff.**

## Engineering Review

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.

**RESPONSE: The entire site will be mass graded with Phase 1 so the street subgrade will be established along this line prior to construction. Depth will meet the City requirements. Acknowledge max depth is 20 feet.**

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.

**RESPONSE: Conceptual off site water main loop added.**

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?

**RESPONSE: The swale does continue offsite. We added an area inlet in this area so the waiver is not required at this time.**

4. Phase 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..

**RESPONSE: Conceptual alignment for off site water main loop added.**

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.

**RESPONSE: No waiver requested.**

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).

**RESPONSE: No waiver requested.**

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.

**RESPONSE: This will be constructed with Phase 3. Request staff contact the developer to discuss.**

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

**RESPONSE: This will be constructed with Phase 3. Request staff contact the developer to discuss.**

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.

**RESPONSE: Detention basin added to phase 2.**

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.

**RESPONSE: 13 feet was provided. Line moved so it is 16 feet from building and dimension added.**

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.

**RESPONSE: We have not received the water line or force main along Blue Parkway from staff as discussed in the applicant meeting. A 16" water main has been added to the plans similar to previous proposals.**

## **Fire Review**

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 building with an automatic sprinkler system.

**RESPONSE: Response from architect.**

**ADDED RESPONSE 9-8-21:** Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R. The first floor level of these buildings will be on average no more than 6'-0" above grade plane as well as no more than 12'-0" above grade plane at any given point; making the lowest level a basement and not a story above grade plane. A basement does not contribute towards the maximum number of

stories allowed in Table 504.4. Therefore, the apartment buildings are allowed protection via a NFPA-13R system according to Section 903.3.1.2.

5. IFC D107. 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 within 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.

**RESPONSE: Access to retail relocated as requested by staff.**

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

**RESPONSE: We were using the name since it fell on the grid with Highland in the subdivision to the north. Name modified as requested. Street names are conceptual. Final names to be determined with final plans and plat.**

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

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Daniel G. Foster, PLA  
Principal / Landscape Architect  
Direct Dial 913-322-7142  
[DF@schlagelassociates.com](mailto:DF@schlagelassociates.com)