

Commercial Final Development Plan Applicant's Letter

Date: Friday, March 25, 2022

To:

Applicant: LS INDUSTRIAL LLC

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Lawyer / Law Firm: POLSINELLI PC

Email:

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2022075

Application Type: Commercial Final Development Plan

Application Name: LS Industrial, LLC

Location:

Tentative Schedule

Submit revised plans by 4pm on Monday, March 28, 2022 . 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 6:00 P.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 Final Development Plan:

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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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.
2. Application type. Staff understands that the developer is still considering the option to rezone the property to PI, as opposed to proceed with a preliminary development plan application under the existing PMIX zoning. The developer's ultimate decision may result in additional future comments.
3. Street frontage shrubs. The calculated number of required street frontage shrubs is incorrect. They mistakenly duplicate the number of street frontage trees. Shrubs are calculated at a higher rate.
4. Parking lot screening requirements. A modification to the parking lot screening requirements shall be required to document the lack of screening for the parking lot that parallels the SE Bailey Rd bridge overpass.
5. Parking/storage area. Clarify the nature of the use for the area at the southeast corner of the site.
6. Vision Clearance Sight Triangle. Show compliance with the vision clearance requirements of UDO Section 8.370 by adding a sight triangle to the landscape plan at every driveway connection with a street.
7. Application. Please submit a signed application
8. Ownership Affidavit. Please submit a signed ownership affidavit.
9. ROW. Please label the width of the ROW SE 16th St. Also, relocate the street name label for SE Bailey Rd so as not to overlap and cover the ROW width label for SE Bailey Rd.
10. ADA signs. Please show the Dimensions of the ADA signs that will be in front of the ADA parking stalls.
11. Pavement Detail. Please show the pavement detail for each of the pavements types. See UDO Section 8.620.F for pavement design requirements.
12. Lighting. Please show all wall and parking lot lighting along with the photometric Plan. Please refer to the UDO Article 8 Subdivision 5-Lighting Standards. Provide manufacturer specifications of all exterior light fixture for review.
13. Phasing. Will this be completed in phases? Provide a phasing plan if this is the case. Is the intent for the project to be developed as a single lot, or is the intent to divide the property?
14. Elevation. Please upload all elevation plans for the proposed buildings. Please refer to the UDO Article 8 Subdivision 3 and refer to all the Industrial area requirements. Please pay particular attention to the screening requirement of any roof-mounted mechanical equipment under UDO Section 8.180.E.
15. Land Use Schedule. Add a table on either the General Layout sheet (C2) or the Dimension Plan (C4) that lists out the following information: existing (and proposed, if applicable) zoning; total lot area; building floor area (including the

following: total building area; building area broken out per building and further broken out by use of space within each building (office/warehousing/storage, etc.); required and proposed number of parking spaces; impervious coverage sq. ft. and %; and floor area ratio (FAR)

16. Parking. Please show the proposed and required parking numbers. Please refer to UDO Sec. 8.530

17. Vehicle Parking. Show the calculation used to derive the number of required spaces, which is based on building use and square footage.

18. Parking lot setback. Please show the parking lot setback line.

19. Signs. Are there plans for a monument sign or any other types of signage?

20. Landscaping. Deciduous trees shall not have a caliper less than 3". Evergreen trees shall be a minimum 8' in height at the time of planting. Please refer to UDO Sec 8.880 #3.

21. Trash enclosure. Will there be any type of trash enclosure? If so, please refer to UDO Sec 8.180 Architectural characteristics, letter G.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sanitary sewer analysis was not included in the submittal package. Only a site flow analysis was provided. Sanitary sewer analysis shall be based on site-specific industrial flows anticipated by the applicant. The City of Lee's Summit design criteria does not have a specific "per sq. ft." figure for this base flow, so it will be important that the applicant determine what the anticipated maximum base flow from the industrial buildings will be, and the City will limit development to that number if downstream issues are evident.

2. The sanitary sewer study shall begin at the proposed project, including any contributors to flow, and continue downstream to a point to be determined by Water Utilities (manhole 54-002). The Design and Construction Manual design criteris shall be followed for the analysis. It shall be based on ultimate build-out conditions, including the new Bailey Farm residential development and East Trails Middle School to the northeast of manhole 47-019. Please submit a complete sanitary sewer analysis. GIS records of manhole flowlines may be utilized for this analysis, and if results show questionable data, Record Drawings and/or field verification may be required.

3. A concept plan showing the off-site sanitary improvements (i.e., south of 16th St.) shall be provided.

4. A concept plan showing the off-site traffic improvements along 16th St. shall be provided, as well as any off-site traffic improvements to Bailey Rd. (if applicable, see Traffic comments).

5. A concept plan showing the sanitary sewer to serve customers on 16th St. shall be provided. The sanitary sewer shall be provided to them in terms of the minimum required lateral length, with the remainder of the connection to be made by the individual property owners.

6. Water line along 16th St. shall be shown in concept form for upgrade to a 12 inch line, to be looped to the water main within this project.

7. The stormwater report states the triple 48 inch pipe beneath 16th St. shall be designed to flow under pressure. This should be designed to flow under gravity (mannings) up to and including the 100 year event, which may require the use of larger pipe size. The reason behind this requirement is the lack of an overland flow route for the 100 year and

beyond event. The flow route would be across the flat parking lot and would potentially flood the building(s). Please review and revise as appropriate.

8. The stormwater report states that HDPE shall be utilized for the triple 48 inch pipes. The City does not allow HDPE for this road classification.

Acceptable alternatives are CPP or RCP. Please revise as appropriate.

9. Please be aware that off-site easements for the drainage improvements between the existing industrial buildings to the south of the project will be the sole responsibility of the applicant to obtain. In addition, any public drainage easement for the outfall of the triple 48 inch pipe shall also be the sole responsibility of the applicant to acquire.

10. Please be aware that some off-site sanitary sewer easements may already exist for the off-site sanitary sewer running generally north/south. Please review these easements, and show the general location of the sanitary sewer in relation to these easements to determine what, if any, other easements are necessary.

11. Further discussions concerning the public water line loop shall be completed during the applicant meeting. Most of the interior water lines shall be private, with backflow vaults installed near the right of way or easement, but the public main shall be looped in some fashion to 16th St.

12. Is there enough separation between the triple 48 inch storm lines and the sanitary sewer? Please check, since this may present an issue for acquisition of off-site easements.

13. Suggest labeling the detention basin to the far southeast on all sheets just to avoid confusion (i.e., the one that is in hydraulic communication with the detention basin to the northeast of it). Or is this part of the bioswale? If so, please label as being part of the bioswale.

14. Please label all interior storm lines as "PRIVATE". This does not include the triple 48 inch culvert, which staff has identified as being most appropriate as a "PUBLIC" line.

15. Private sanitary laterals are shown entering manholes. Unless these private laterals are 8 inch or greater, they shall enter the public sanitary sewer line with a wye. If applicable, please revise.

16. Is this one (1) single lot? Please respond since it did not appear any lot lines were shown. This shall have an affect on the termination of public sanitary sewer. It shall also have an affect on the termination of public water lines.

17. The bioswale will be a critical feature of the stormwater improvements. Was the freeboard analyzed in terms of providing a minimum 2.0 feet of freeboard between the 100 year event and the top of the berm forming the bioswale, especially in reference to the boundary between the existing industrial development to the south (Maddox Acres) and this project? Was the triple 48 inch culvert designed to manage this flow without backwater affecting the HGL adversely (i.e., raising the HGL to a point less than 2.0 feet of freeboard from the low point of the bioswale berm)?

18. A graphical representation of the 100 year water surface elevation for the clogged/zero available storage condition shall be shown, along with dimensions to property lines, buildings, or right of way. A minimum of 20.0 feet setback is required from this WSE and any of these lines. Please provide the 100 year WSE for the clogged condition/zero available storage in graphic and numeric format on the plan sheet(s), and provide dimensions at key points.

19. The outfall of the triple culvert at 16th St. shall require energy dissipation above and beyond standard rip rap. Please show in concept format the proposed method for energy dissipation at the end of this outfall. It should incorporate a design which creates a stilling basin at the end of pipe, or other method to reduce stream power levels at the point of discharge to the existing stream.

- 20. Please show and label in concept format the location of the emergency spillways for each detention basin.
- 21. Previous project (The Grove) showed a north/south road from SE Summit St./16th St. intersection, with road widening required on the entire length of 16th St. This shall be discussed at the applicant meeting, since this proposed plan does not show this new public road nor any of the improvements to 16th St.
- 22. Ensure all lighting poles are located outside the limits of public easements.
- 23. Ensure all private curb inlets and private field inlets/junction boxes are located outside the limits of public easements.

Traffic Review	Brad Cooley, P.E., RSPI	Corrections
	Brad.Cooley@cityofls.net	

- 1. A Traffic Impact Study was not included with this submittal and will be required.
- 2. Pending a traffic study - It is likely modifications will need to be made to Bailey Rd. These modifications will need to be implemented into the plans. Additionally, truck traffic leaving south is a concern for Decker and Summit.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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- 1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
- 2. 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 and public/private hydrant within 100 feet on both buildings.
- 3. 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 accessible fire hydrants in accordance with IFC TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANT. Provide hydrant coverage for the trailer storage lot.
- 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- Work with LS Water Utilities to make sure there is adequate water to meet fire flow. The automatic sprinkler system in both buildings will allow for a 50% reduction in the fire flow required by IFC Table TABLE B105.1(2).

