

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Friday, April 08, 2022

**To:**

**Property Owner:** CCRC OF LEES SUMMIT LLC      Email:

**Applicant:** Jordan Anderson      Email: jordan.anderson@scenic-dev.com

**City Staff:** Scott Ready      Email: Scott.Ready@cityofls.net

**Engineer:** Julie Sellers      Email: jsellers@olsson.com

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2022119

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** Raintree Village

**Location:**

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### Tentative Schedule

Submit revised plans by 4pm on Tuesday, April 26, 2022. Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting:                      April 12, 2022 at 09:00 AM

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.

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### 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**

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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**

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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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a legal description which accurately describes the limits of the property in a selectable format.
2. The assigned address for this property will be 1501 SW Arborwalk Blvd.
3. Please provide the dimensions of all parking spaces, accessible spaces, drive aisles, driveways, and curbs.
4. Please provide dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.
5. Please label the exterior construction materials of the proposed buildings.
6. Please provide elevations for the phase 2 club house and the phase 3 building.
7. Please label the proposed building heights.
8. In phase 2 you are adding 6 new buildings but only adding 14 additional parking stalls. Please explain how you came to this figure.
9. Please explain how you came up with the parking requirement for phase 3.
10. In the site development data table please provide a bed count for each phase.
11. As proposed you are short 4 parking stalls. Is there a compelling reason you are not providing the full requirement? It appears there is room adjacent to the phase 2 building to add the 4 stalls and meet the requirement.
12. Please provide a completed Landscaping Worksheet.
13. CG-1 concrete curbing required around all parking areas and access drives Please label the proposed curb type and provide a standard detail.
14. Please label the widths of the standard and ADA parking stalls as well as the ADA aisles.
15. All signs must comply with the sign requirements as outlined in the sign section of the UDO.
16. This property is unplatted and will require platting prior to the issuance of building permits.
17. This property is subject to the M-150 Corridor Development Overlay (CDO). The CDO has elevated design standards that must be meet. Please review Article 5 of the UDO to ensure you are meeting these requirements.

18. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened. Will there be roof top equipment?

19. Wall-mounted mechanical equipment that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and color of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building. Will there be wall mounted equipment?

20. Ground-mounted mechanical equipment shall be screened from view by landscaping or by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened. Will there be any ground mounted equipment?

21. All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. Please ensure the plans reflect this requirement.

22. All refuse facilities shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining nonindustrial zoned properties by providing screening on three sides with a minimum six-foot masonry wall surrounded by evergreen landscaping. An opening shall be situated so that the container is not visible from adjacent properties or public streets and the opening shall be a metal clad opaque gate. Chain-link gates are not permitted. Gates must have tie backs to secure in the open position.

23. The following materials are prohibited as primary cladding or roofing materials:

1. Aluminum siding or cladding,
2. Plastic or vinyl siding,
3. Exposed aggregate, and
4. Wood shingles.

24. Please label the proposed façade colors and ensure they meet the below CDO requirements/restrictions

1. Colors of paint, stains, and other finishes or materials shall complement each other.
2. Generally, no more than four colors per building are permitted.
3. Fluorescent colors are prohibited.
4. Primary colors are prohibited.
5. The use of stark white is discouraged.

25. Please identify how this development will meet the sustainability requirements in the CDO (5.510.C).

26. Please provide a pedestrian connection from the public sidewalk along SW Arborwalk to the proposed building.

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**Engineering Review**

Sue Pyles, P.E.  
(816) 969-1245

Senior Staff Engineer  
Sue.Pyles@cityofls.net

Corrections

1. General:

- Please include "SW" on the SW Arboridge Drive labels throughout the plan set.
- The ownership shown for Tract 1, as well as the unplatted property to the west along M-150 Hwy, does not match the information the City has been provided by Jackson County. Also, there is a platted section of land between the 2 unplatted properties to the west.

- Several sheets have scales that are incorrect.
- Please label the existing sidewalk, with width, on appropriate sheets throughout the plan set.

2. Stormwater:

- The detention basin is proposed as a part of Phase 1. Please show it on the Phase 1 Site Plan.
- Please include a detention basin note similar to the one shown on the Grading Plan on the Phase 2/3 Site Plan.
- There is no drainage information on the Drainage Plan other than the location of the detention basin. Was this all that was intended for this sheet?
- Will any improvements to the existing storm sewer system be required?
- There is a 6" storm sewer shown going under the main building.
- The Stormwater Drainage Study does not indicate that the detention basin will accommodate Phase 3.

3. Site:

- The grading at the east end of the proposed retaining wall and the south end of the proposed parking garage appears to be steeper than 3:1, and the slope label at the retaining wall is incorrect.
- The proposed retaining wall is shown going over the existing sanitary sewer, which is not allowed.
- The existing sanitary sewer shown at the NW corner of the site is missing a MH.

4. Sanitary:

- Please show the existing sanitary sewer lines on the Sanitary Plan & Profile sheets. Include the existing sanitary main size, material, slope, and flowline (out) downstream of the connection point in Profile view.
- The minimum slope allowed is 1.00% based on the number of connections.
- It appears that the proposed sanitary sewer is shown connecting to Ex MH 60-255. 60-163 This is not a desired alignment between Proposed MH 1-3 and Ex. MH 60-255 due to the multiple 90 degree bends just to avoid a parcel. Connection to Ex. MH 60-162 is preferred but connection to Ex. MH 60-163 is acceptable. Please provide information to the City regarding the attempt to obtain an easement in order to connect at a more logical location.
- An off-site sanitary sewer easement will be required where none exists. Show and label existing easements.
- The proposed sanitary sewer is shown going under an existing retaining wall. This is not allowed, nor is the existing retaining wall allowed to be in a public easement.
- Please correct "Sanitarys" in the title on the sanitary sewer sheets.

**Traffic Review**

Brad Cooley, P.E., RSPI

Corrections

Brad.Cooley@cityofls.net

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1. Please show Manor Park Dr.'s connection to Arbrowalk Blvd. Connections should align across the street.
2. Please provide dimensions between driveways. Arborwalk Prky is classified as a commercial collector and the City's AMC requires 300' spacing between connections.
3. Please provide sight triangles at the roundabout and proposed drive entrances. Review for any obstructions (eg. wall, trees, etc.)

**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-The locations of the FDC's are not shown for the outer buildings. By using a combination of public and private hydrants the FDC's can all be accessible from a fire department access. The hydrant between the two northern out buildings isnt accessible at its current location. Contact the Fire Department at (816) 969-1303 to discuss adjusting the locations of FDC's and hydrants.

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- The hydrant in the southwest courtyard does not serve a purpose at that location. Move to the east end of the hammer-head.

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 Water Utilities to ensure the public /private systems will provide the required fire flow per IFC Table B105.1(2). A 50% reduction is allowed for buildings with automatic fire sprinkler systems.

5. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

6. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Action required- The provisions of this section may apply to the west elevation of the building depending on the measured height. Adjust the fire lane width and location as needed.

