

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619
Commercial Final Development Plan

Date: Monday, December 06, 2010

To:

Jeff, Stein, HY-VEE INC

(515) 267-2935

Doug Saltsgaver,
ENGINEERING RESOURCE
GROUP

(515) 288-3860

From: Christina Alexander, Planner

**Re: Appl. #PL2010006– Commercial Final Development Plan – HY-VEE GAS, 1201
SW 3RD ST, LEES SUMMIT, MO 64081; HY-VEE INC, applicant**

Revisions Required: One or both departments (Planning & Development and Public Works) have unresolved issues. See comments below and on attached sheet to determine corrections needed. Submit six (6) copies of revised drawings, folded individually (or in sets) to 8-1/2 x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Corrections:

Planning Review

Christina
Alexander

Planner

(816) 969-1607

Corrections

1. Vicinity Map. The vicinity map appears to have this project located on the Bank of Lee's Summit's property.
2. Setbacks. The setbacks listed on the Topographic Survey/Demolition Plan and Site Plan do not match the required setbacks for the zoning district (See Table 5-3 in Article 5 of the UDO).
3. General Discrepancies. Account for discrepancies between the following:
 - *The total site area on the PDP and FDP
 - *The location of lighting on the Site Plan and the Photometric Plan

*Site area and building area in landscape calculations on Landscaping Plan

4. ROW Dedication. Has the right-of-way shown on the Site Plan been dedicated? If so, provide the corresponding document number.

5. Monument Sign. The monument sign shall be located 10-feet from the property line per Article 13 of the UDO.

6. Parking. Clearly indicate when future parking is anticipated to be constructed. If not constructed as part of this FDP, another FDP will be required for parking lot expansion. It cannot be used as an outdoor sales area until paved.

7. Buffer Between Uses. Per Table 14.1 in Article 14 of the UDO, a medium impact buffer is required between this use and the duplexes along Hoke Lane and the property to the south. The approved PDP showed a medium impact screening utilizing screening option C. Provide calculations showing the buffer requirement is met and add landscaping as necessary.

8. Landscaping Plan. Are some interior shrubs/trees planned to be planted in a future phase? If so, this needs to be indicated on the Plan somehow.

9. Photometric Plan. Lighting standards have changed since the PDP was approved. The ordinance now requires parking lot lights to be either 100% LED or 50% solar, but the PDP showed metal halide lighting, which can be approved on this FDP. However, the pole heights and wattages need to be adjusted, as noted below:

*The compact fluorescent egress lights shall not exceed 26 watts.

*The maximum allowable pole height, per the approved PDP, shall be 20-feet (inclusive of the 3-foot base).

*Per Sections 7.280.G.1 and 2 all fixtures that are within 100-feet from a residential use or district shall be limited to 175 watts maximum per head.

*The UDO requires that parking lot lighting utilize flat lens fixtures with full cut-offs and be mounted to the light pole at 90 degrees (horizontal to the ground) and shall be non-adjustable.

In addition, the Photometric Plan is missing the north arrow and scale.

10. Mechanical Units. Label all mechanical units. All exterior mechanical equipment, whether roof-mounted or ground-mounted, shall be entirely screened from view. Roof-mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground-mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.

11. Crime Prevention Through Environmental Design (CPTED) Review. All development applications are subject to CPTED review and recommendations. The use of convenience store is a conditional use with conditions specified in Section 9.210 of the UDO. Please review these conditions and revise the plans accordingly.

Engineering Review Tony Reames Staff Engineer (816) 969-1826 Corrections

1. On the cover sheet, remove "interim" from the city manager's title.

2. A Land Disturbance Permit shall be obtained from the Public Works Department if ground breaking will occur prior to issuance of a building permit.

3. Reconfigure 3rd Street right of way dedication so that it does not include the monument sign and fence for Cedar Creek Estates, but does include the sidewalk.

4. The 8" water line along 3rd Street shall be relocate south of the street widening. The water line shall be at least 4-feet behind the curb, but not under the sidewalk, and shall extend to Ward Road.

5. Engineering plan and profile sheet(s) shall be included for the water line relocation.
6. Reconfigure the detention pond so that the sanitary manhole is not in the pond or a flow line directing water to the pond.
7. Revised the stormwater report and ensure report matches plans. For example, rim elevations on storm sewer inventory report do not match the rim elevations on the plans. Additionally, address the following comments previously included in the Code and Ordinance Requirements for the 2008 Preliminary Development Plan presented at City Council. (1) The SCS curve number 94 shall be used in accordance with APWA 5600, Kansas City Chapter; (2) The "dt" value used in the program is too high; (3) The time of concentration will be less for the proposed conditions vs. existing conditions.
8. Existing utility easements shall be vacated through a separate document. New easements and rights of way shall be dedicated by separate document. No building permits shall be issued until the vacation ordinance, new easements, and right of way are recorded by Jackson County.
9. For sewer installations deeper than 7-feet, easements shall be a minimum of 2 feet wide for every foot of depth.
10. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements and related water line relocation. No building permits shall be issued until the development agreement is recorded by Jackson County.
11. Show new and relocated utilities and easements on the landscaping plan and ensure large trees are not in utilities easements or located atop public utilities.
12. Sidewalk along 3rd Street shall be extended to the paved shoulder near the intersection with Ward Road.
13. A sealed Engineer's Opinion of Probable Construction Costs should accompany your final submittal copies. Public Works' review and inspection fee is based on that cost. The following items, both materials and installation, should be included in the itemized estimate
 - Any water line larger than 2" in diameter, valves, hydrants, and backflow preventer with vault, if outside the building
 - All storm water piping 6" or larger, structures, and detention/retention facilities
 - All grading for detention/retention ponds
 - All sanitary sewer manholes and piping between manholes, including private mains
 - The connection of the building sewer stub to the public main
 - All public infrastructure, both onsite and offsite
 - All private street construction, excluding parking lots, drive approaches and sidewalks
 - All erosion control devices
14. FL(out) elevation missing for area intake grate in the detention pond.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Corrections
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1. Fire Department- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

Traffic Review	Michael Park	City Traffic Engineer	(816) 969-1820	No Comments/Ready
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for Meeting