



April 25, 2022

Lee's Summit, Missouri
Development Services
Attn: Scott Ready
220 SE Green Street
Lee's Summit, MO 64063

RE: Commercial Preliminary Development Plan (PL2022119)

We are responding to your comments dated April 8, 2022, and are submitting with this letter revised plans, and other required documents. Please find the original comments below; our responses are below in **bold**.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink that reads "Julie Sellers".

Julie Sellers

Planning Review

1. Please provide a legal description which accurately describes the limits of the property in a selectable format.
 - **Legal description in word format has been provided.**
2. The assigned address for this property will be 1501 SW Arborwalk Blvd.
 - **Address added to Title Sheet, C1.0.**
3. Please provide the dimensions of all parking spaces, accessible spaces, drive aisles, driveways, and curbs.
 - **Dimension plans added to PDP set. See sheets C3.3-C3.6. Standard ADA design detail added, see sheet C7.0,**
4. Please provide dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.
 - **Dimension added, see sheets C3.3-C3.6.**
5. Please label the exterior construction materials of the proposed buildings.

- **Noted, provided by others.**
6. Please provide elevations for the phase 2 club house and the phase 3 building.
 - **Noted, provided by others.**
 7. Please label the proposed building heights.
 - **Noted, provided by others.**
 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.
 - **The parking table has been updated to clarify the parking requirements in each phase. Due to the nature of this building, many of the residents are not allowed to own vehicles and some of the residents are however historic data has shown they don't as in assisted care. Parking counts have been reflected with this information and how many beds in each of the buildings is allowed to own a car. For phase 2 these buildings are memory care units which none of those residence can own vehicles.**
 9. Please explain how you came up with the parking requirement for phase 3.
 - **The table has been updated to better clarify things. When phase 3 comes on line no additional employees are required to staff this addition and none of the residents are allowed to drive. Thus no additional parking is shown in phase 3.**
 10. In the site development data table please provide a bed count for each phase.
 - **Added to development data table (see chart on sheet C3.0)**
 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.
 - **Over 60% of residents are not allowed to own or operate vehicles. Parking over the provided ratio is not needed for the operations of the facility.**
 12. Please provide a completed Landscaping Worksheet.
 - **Provided**
 13. CG-1 concrete curbing required around all parking areas and access drives Please label the proposed curb type and provide a standard detail.
 - **Noted, CG-1 curb callouts added to sheet C3.0 and standard curb details added to sheet C7.0.**
 14. Please label the widths of the standard and ADA parking stalls as well as the ADA aisles.
 - **Standard ADA design detail added, see sheet C7.0, Other dimension details see sheet C3.3-C3.6.**
 15. All signs must comply with the sign requirements as outlined in the sign section of the UDO.
 - **Noted.**

16. This property is un-platted and will require platting prior to the issuance of building permits.
- **Acknowledged, will be done concurrently with FDP process.**
17. This property is subject to the M-150 Corridor Development Overlay (CDO). The CDO has elevated design standards that must be met. Please review Article 5 of the UDO to ensure you are meeting these requirements.
- **Acknowledged**
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?
- **Noted, provided by others.**
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?
- **Noted, provided by others.**
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?
- **Noted, provided by others.**
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.
- **Noted, provided by others.**
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.
- **Noted.**
23. The following materials are prohibited as primary cladding or roofing materials:
- Aluminum siding or cladding
 - i. **Noted, by others.**
 - Plastic or vinyl siding
 - i. **Noted, by others.**

- Exposed aggregate
 - i. **Noted, by others.**
- Wood shingles
 - i. **Noted, by others.**

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

- Colors of paint, stains, and other finishes or materials shall complement each other.
 - i. **Noted, by others.**
- Generally, no more than four colors per building are permitted.
 - i. **Noted, by others.**
- Fluorescent colors are prohibited.
 - i. **Noted, by others.**
- Primary colors are prohibited.
 - i. **Noted, by others.**
- The use of stark white is discouraged.
 - i. **Noted, by others.**

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

- i. **A sheet has been added to the plans with the guidelines and areas being addressed.**

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

- **Pedestrian connection added from public sidewalk to proposed building.**

Engineering Review

1. General:

- Please include "SW" on the SW Arboridge Drive labels throughout the plan set.
 - **"SW" added to street label, all sheets.**
- The ownership shown for Tract 1, as well as the un-platted 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 un-platted properties to the west.
 - **The ownership for this track is CCRC of Lee's Summit, LLC in Jackson County Parcel Viewer now, as the developer has closed on the land. The property will be platted with the final development plan process. The property to the west is owned by a different developer and will be dealt with by that developer.**
- Several sheets have scales that are incorrect.
 - **Scales revised to match sheets.**

- Please label the existing sidewalk, with width, on appropriate sheets throughout the plan set.
 - **Existing sidewalk width added as necessary.**

2. Stormwater:

- The detention basin is proposed as a part of Phase 1. Please show it on the Phase 1 Site Plan.
 - **Limits of detention basin added to Site Plan Phase 1, sheet C3.1.**
- Please include a detention basin note similar to the one shown on the Grading Plan on the Phase 2/3 Site Plan.
 - **Note added to sheet C3.2.**
- 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?
 - **Yes, this sheet is to reflect the proposed location of the detention pond in the event that other options in drainage report are unavailable.**
- Will any improvements to the existing storm sewer system be required?
 - **Yes, extents of improvements will be determined after final detention design/location is determined.**
- There is a 6" storm sewer shown going under the main building.
 - **Noted, this is a private storm sewer to drain the courtyard area in the full buildout scenario.**
- The Stormwater Drainage Study does not indicate that the detention basin will accommodate Phase 3.
 - **Per the Macro study, see proposed conditions phase 3, the phase 1 pond will be sized to handle the increased runoff of the phase 3 building.**

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.
 - **Grading revised to maintain a maximum of 3:1 slope**
- The proposed retaining wall is shown going over the existing sanitary sewer, which is not allowed.
 - **Proposed retaining wall relocated to maintain separation and stay out of the limits of the proposed 15' public utility easement.**
- The existing sanitary sewer shown at the NW corner of the site is missing a MH.
 - **Sanitary manhole and pipe alignment revised.**

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.
 - **Added additional downstream information as requested. The plan and profile show the next two corresponding existing manholes in both plan and profile.**
- The minimum slope allowed is 1.00% based on the number of connections.
 - **The sanitary slopes have not been changed at this time. There is additional connections besides the current shown that will be planned for this line. There is also a chance additional western area will sewer to this line and this will be reviewed and fully designed with the final construction documents. The current profile was shown for reference on an option to show sanitary sewer can reach the site, and profile for depth references. There are still on going conversations with the city regarding the sanitary sewer and ultimate built out requirements, which once those of determined the final design will be adjusted to support those conditions.**
- 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.
 - **We are requesting that this development plan be allowed to move forward in the planning process while the sanitary sewer discussions continue with the city. There have been multiple meetings regarding the layout and on-going discussions still. This is one option that has been proven to work as the landowner has agreed to work with the alignment, however the other locations expressed by the city are being investigated still. Ultimately sewer can be provided to the site and final alignment we are requesting to be a construction document item and not planning process to allow project to continue to move through the process and time for all parties to continue discussions.**
- 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.
 - **We are requesting that this development plan be allowed to move forward in the planning process while the sanitary sewer discussions continue with the city. There have been multiple meetings regarding the layout and on-going discussions still. This is one option that has been proven to work as the landowner has agreed to work with the alignment, however the other locations expressed by the city are being investigated still. Ultimately sewer can be provided to the site and final alignment we are requesting to be a construction document item and not planning process to allow project to continue to move through the process and time for all parties to continue discussions.**

- An off-site sanitary sewer easement will be required where none exists. Show and label existing easements.
 - **Per old design plans from the Arborwalk development, there was a plan to have utility easement off the right of way line on the frontage of this property to cover the sanitary sewer. This was never platted however it appears, and the plans have been updated to reflect dedicating this easement per the old plan references. Easement linework and callouts added to Sheets C5.1-C5.2.**
- 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.
 - **This is part of the ongoing discussion with the city. The discussion has been for a casing sleeve to be installed to allow for future maintenance if needed.**
- Please correct “Sanitarys” in the title on the sanitary sewer sheets.
 - **Revised spelling.**

Traffic Review

1. Please show Manor Park Dr.'s connection to Arbrowalk Blvd. Connections should align across the street.
 - **Due to grading constraints and large telecom box this alignment is not an option.**
2. Please provide dimensions between driveways. Arborwalk Parkway is classified as a commercial collector and the City's AMC requires 300' spacing between connections.
 - **Dimensions between driveways added to Sheet C3.0.**
3. Please provide sight triangles at the roundabout and proposed drive entrances. Review for any obstructions (e.g., wall, trees, etc.)
 - **Per discussions with city sight triangles and roundabouts not required. Provided site triangles, for proposed drives, see sheet C6.0.**

Fire Review

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.
 - **Noted**
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.

- **FDIC locations have been added for all buildings. Fire hydrant locations have been revised to be within 100' of each FDIC.**

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 outbuildings isn't accessible at its current location. Contact the Fire Department at (816) 969-1303 to discuss adjusting the locations of FDC's and hydrants.

- **FDIC locations have been added for all buildings. Fire hydrant locations have been revised to be within 100' of each FDIC.**

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.

- **Noted.**

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

- **Hydrant within courtyard has been relocated to desired location.**

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.

- **Noted.**

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.

- **Noted**

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 lifesaving 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.

- **Noted**

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.

- **Drive along west side of building has been widened to accommodate the maximum 30' separation.**

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.

- **Noted**

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.

- **Noted**

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.

- **Drive adjusted.**