

Commercial Preliminary Development Plan Applicant's Letter

Date: Saturday, May 28, 2022

To:

Property Owner: HD DEVELOPMENT OF
MARYLAND INC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Engineer: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022195

Application Type: Commercial Preliminary Development Plan

Application Name: Home Depot C-Store

Location: 601 SE OLDHAM PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, June 14, 2022 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting: May 31, 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.

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 6:00P.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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
------------------------	-----------------------------------	---	-------------

1. PLATTING. The proposed development will require that a replat be approved prior to the issuance of any building due to the proposed development crossing an existing lot line. The replat will need to involve all three of the lots in the original Hamblen Plaza plat.

2. LOT LINES. Why is there a jog near the north end of the parking bay along SE Hamblen Rd?

3. PARKING SPACES.

- The east-west parking bay north of the building will need to have the sidewalk in front of it widened from 5' to 6' in order to employ the use of 17' deep parking stalls.
- Add a note or provided a detail indicating that an ADA accessible parking sign shall be posted at the head of each accessible parking space. The sign shall be mounted a minimum 5' above grade, measured to the bottom of the sign.

4. TRASH ENCLOSURE.

- Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.
- Provide a note or detail indicating that the trash enclosure shall be constructed of masonry walls and painted solid steel gates of a color compatible with the building it serves.

5. LANDSCAPING.

- The proposed C-store use is a use permitted by right in the CP-2, PI and PMIX zoning districts, as is the abutting home improvement store. As such, a medium impact landscaping buffer is not required between the C-store and Home Depot.
- Open areas not covered with other landscaping materials shall be sodded. Seeding shall not be allowed.
- The landscape material details on Sheet L.101 are missing information.

6. MECHANICAL UNITS. Show the location of all ground-mounted and roof-top units on the site plan and building elevations to the extent possible. Ground-mounted units shall be fully screened from view using evergreen landscaping at least equal in height to the units being screened. RTUs shall be fully screened from view using parapet walls of a height at least equal to the height of the units being screened.

7. ARCHITECTURE.

- The use of aluminum composite metal (ACM) panels required City Council approved as a conditional material.
- Projections or other offsets shall be incorporated to the rear building facade to break up the large expanse of flat wall.
- The use of materials and other architectural embellishments used on the front and two side elevations shall be extended to the rear elevation in order to satisfy the requirements for four-sided architecture.

8. LIGHTING. All proposed exterior (i.e. wall packs and parking lot light fixtures) light fixtures shall comply with the requirements of UDO Section 8.250 and 8.260.

9. STREETS. Label the ROW widths for both SE Hamblen Rd and SE Oldham Pkwy.

Engineering Review	Nikia Chapman-Freiberger (816) 969-1813	Corrections Nikia.Chapman-Freiberger@cityofls.net
---------------------------	---	--

1. General:

- a) New property lines will require a replat. Either provide a preliminary plat or indicate that the PDP is acting as a preliminary plat.
- b) Provide sidewalk along SE Hamblen Road with the preliminary plat.
- c) Pursuant to UDO Section 22.5-4, this PDP is required to provide detention that meets current standards. Please review, revise and provide appropriate documentation for stormwater detention.

2. C. 100 Preliminary Development Plan:

- a) Correct typographic errors in the water and storm sewer improvement notes.
- b) Provide a scale for the drawing.
- c) Show right of way sizes.
- d) Identify the proposed and existing property lines via leader or legend.

3. C. 101 Site Plan:

- a) Provide top and bottom elevations for retaining wall.
- b) Identify the small, dashed line that starts at the light pole in the north west corner and continues along the west edge, ending just south of the field inlet in the south west corner.

4. C. 200 Grading Plan:

- a) Show drainage arrows.
- b) The contours in the south east green space have incorrect elevations. Please review and revise.

5. C. 300 Utility Plan:

- a) Is the new private storm inlet northwest of the trash enclosure meant to be a junction box? Looking at the grading plan, it looks to be at a high point. Please review and revise.

6. L. 100 Landscape Plan:

- a) Correct the conflict between the tree and the inlet north west of the trash enclosure.

7. L. 101 Landscape Plan Details:

- a) Detail leaders are blank.

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

- 1. The south access point should be shifted as far east as possible to help mitigate traffic congestion/site blockage.
- 2. Per the TIS, a northbound right-turn lane is required.

2. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Action required- A Haz-mat Permit is required for quantities of uel for retail sale in excess of of 75,000-pounds and propane cylinder exchange.

4. 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 hydrant within 100 feet.