

**DEVELOPMENT SERVICES**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Friday, June 17, 2022

**To:**

**Property Owner:** WHISPERING WOODS LAND LLC Email:

**Applicant:** WHISPERING WOODS LAND LLC Email:

**Engineer:** Snyder & Associates Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2022225

**Application Type:** Commercial Final Development Plan

**Application Name:** Whispering Woods Amenity Area

**Location:** 1901 SW RIVER RUN DR, LEES SUMMIT, MO 64082

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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:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in 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 in 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.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See

comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. Correct the street names on the Overall Site Plan.

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. LEGAL DESCRIPTION. The legal description provided on Sheet C1.0 is a metes and bounds description for a 5.39 acre area. However, the subject property is a platted tract (Tract C of Whispering Woods, 1st Plat, Lots 1-33, Tracts A-D) that is approximately 2.42 acres (105,623 sq. ft. per the plat) in size. Revise.

2. FLOODPLAIN.

- Show the limits of the adjacent 100-year floodplain.
- Add a note to the plans regarding the project site's location relative to the 100-year floodplain. Cite the FIRM panel # and effective date.

3. STREAM BUFFER. Show the limits of the adjacent stream buffer area. It appears that the proposed improvements encroach into the stream buffer. See Note #3 (Stream Buffer Note) on Sheet 2 of the plat, which states that no improvements shall be allowed within the buffer unless approved by the City Engineer.

4. STREETS.

- Correct the adjacent street names. The street providing direct access to the site is SW River Run Dr, not SW Pryor Rd. The east-west street to the north is SW 27th Street, not SW River Run Dr.
- Label the ROW widths for both SW River Run Dr and SW 27th Street.

5. SIDEWALKS. The required 5' sidewalk along the SW River Run Dr frontage shall be extended to the north and south tract boundary.

6. EASEMENTS.

- Label and dimension the 20' sanitary sewer easement that crosses the proposed parking lot.
- According to the plat, all of the subject Tract C on which the pool sits was dedicated as a blanket utility easement (U/E), drainage easement (D/E) and landscape easement (L/E). The City's encroachment policy does not allow for a variety of structures, including swimming pools and buildings, to be constructed with a general utility easement or drainage easement. Because the entire tract was dedicated as a blanket easement of both types, neither the pool or poolhouse can be constructed within said easement boundaries (i.e. anywhere on the tract). It may or may not be possible to vacate the blanket easements and re-dedicate them with more narrowly defined boundaries that may allow for the proposed improvements to be constructed, but there is still also the previously mentioned conflict with the stream buffer encroachment that similarly does not allow for any construction within its boundaries. Under current conditions and as currently proposed, Tract C cannot accommodate the proposed amenity improvements.

7. SETBACKS. Dimension the setbacks from the parking lot, pool house and pool deck limits to the nearest property lines.

- The pool house and pool deck area shall be set back a minimum 20' from the property lines.
- The parking lot shall be set back a minimum 20' from both the right-of-way and adjacent residential lots.

#### 8. PARKING LOT.

- The minimum driveway entrance pavement width (i.e. excluding curb and gutter) shall be 24'. Sheet C2.1 dimensions the entrance width as 24.5' including curb and gutter, meaning only 20.4' of pavement width. Revise.
- Label the curb and gutter type in the Legend on Sheet C2.1. CG-1 curbing is required for the site.
- No curbing is shown beyond the driveway curb return. The boundaries of the entire proposed parking lot are required to have CG-1 curbing. Provide a detail of the curb and gutter.
- The proposed pavement design shall meet the standards under UDO Section 8.620.F. Provide a detail of the pavement design. The legend indicates to see the detail sheet, but none was provided.
- Provide a detail of the accessible parking signage, which shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign.
- Label the slopes and cross-slopes of the parking space, adjacent accessible aisle and accessible route to the pool.

9. OIL AND GAS WELLS. Add a note regarding the presence of any active, inactive or capped wells on the project property. Cite the source of the information used to make the determination. The MO Dept of Natural Resources maintains a database of wells that can be sourced.

#### 10. LIGHTING.

- Parking lot lighting shall be provided in accordance with UDO Section 8.250.
- Any wall-mounted lighting shall comply with the standards under UDO Section 8.260.
- A photometric plan shall be provided for review in accordance with UDO Section 8.230.
- Lighting levels shall not exceed 0.5 footcandles at any common property line with a residential lot.
- Lighting of the swimming pool area shall be by low level bollard type lighting or wall packs with 90-degree cutoffs only. Lighting of the pool area via other types of lighting (i.e. pole lights) shall only be allowed by approval of a special use permit.
- Provide manufacturer specifications of all exterior light fixtures for review.

11. BUILDING ELEVATIONS. Label the proposed colors of all exterior building materials.

#### 12. LANDSCAPING.

- A medium impact landscape buffer is required along the common property line shared with the residential lots to the north. See UDO Section 8.900.B for the different screening options to satisfy this requirement.
- Street trees and shrubs shall be provided in accordance with UDO Section 8.790.A.
- Open yard trees and shrubs shall be provided (based on the disturbed area of the proposed improvement) in accordance with UDO Section 8.790.B.
- Parking lot screening shall be provided in accordance with UDO Section 8.820.
- All proposed landscaping materials shall meet the minimum size standards under UDO Section 8.750.
- All disturbed open areas not covered with other materials shall be covered with sod.

13. LAND USE SCHEDULE. Provide a land use schedule that includes the following information:

- Total lot area
- Total disturbed site area
- Total building (i.e. pool house) area
- Number of required and proposed parking spaces
- Impervious coverage (sq. ft. and % of lot)

1. The proposed development is in a tract that was dedicated as utility easement, drainage easement, and landscape easement to be used for storm water drainage facilities in the plat dated 11/13/2019.
2. The parking lot intrudes on the stream buffer.
3. A detailed review will be completed once the preceding issues have been addressed.

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**Traffic Review**

Brad Cooley, P.E., RSPI

Brad.Cooley@cityofls.net

No Comments

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**Building Codes Review**

Joe Frogge  
(816) 969-1241

Plans Examiner  
Joe.Frogge@cityofls.net

Corrections

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1. Pool and poolhouse designs are not part of this review.
2. Sec. 7-1009. - Fencing.

A.The area which a swimming pool, sauna, hot tub, or jacuzzi is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure not less than four (4) feet in height, measured from grade. The enclosure shall be so constructed that a sphere four (4) inches in diameter cannot pass through. Fence posts shall be decay- or corrosion-resistant and shall be set in concrete bases. Such protective enclosure shall be provided with gates equipped with self-closing and self-latching devices placed at the top of the gate; provided, however, that above-grade structures of four (4) feet or greater in height that are equipped with a ladder that can manually be lifted and locked shall not be required to have a protective enclosure. Said ladder shall be locked when the swimming pool, hot tub sauna or jacuzzi is not attended.

B.At the option of the property owner, a hot tub or jacuzzi may be covered with a latching, protective cover instead of the fencing or protective enclosure described in paragraph A of this Section. The cover on the hot tub or jacuzzi shall be closed and latched at all times that the hot tub or jacuzzi is not in use. If a covered hot tub or jacuzzi is located in the same area as a swimming pool or sauna, the swimming pool or sauna must still be fenced or enclosed with a permanent structure in the manner described in paragraph A of this Section. (Ord. No. 8584, § 1, 3-19-2019)

Action required: Provide compliant fencing and gates.

3. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide landing at entry gate with compliant accessibility clearances.

4. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Provide 2 exits out of pool area with compliant panic type hardware swinging in direction of travel.

5. Relocate water meter to compliant location (should be immediately out of right-of-way)

6. Waste piping not allowed to attach to manhole.

Action required: Relocate waste piping connection location and specify type of connection.