

DEVELOPMENT SERVICES

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

**Date:** Wednesday, June 22, 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:** Oldham Pkwy C Store

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

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**Tentative Schedule**

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**

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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 6:00 P.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>	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PREVIOUS COMMENTS. Except for populating blank leaders on the landscape detail sheet and making some material changes to the rear building elevation, none of the other comments previously made by Planning staff on the initial plan review were addressed on the resubmittal.

2. ARCHITECTURE. To better be able to review the building elevations for compliance with the need of projections on all sides, provide a rendering of the building to better illustrate said required projections. Projections are required to break up large expanses of flat walls.

<b>Engineering Review</b>	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections
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1. Where is the 20' building line from? It is not on the 2001 plat. If dedicated through separate document, provide document information.

2. New property lines will require a replat. Either provide a preliminary plat or indicate that the PDP is acting as a preliminary plat.

3. The existing ADA ramp that the proposed sidewalk joins with at the NW corner is a non-compliant ramp that will need to be brought into compliance.

4. Section 22.5-4 of the UDO states “All developments with respect to which an application for a preliminary development plan (PDP) or preliminary plat was filed prior to the effective date of this chapter may be completed in accordance with the terms of the Design and Construction Manual which was in effect prior to the effective date of this chapter, so long as construction begins within twelve (12) months of the approval of the application.” Seeing as the PDP for the Home Depot development was approved in 2001 and 21 years have passed, the originally approved plan for stormwater management no longer applies. However, the City is willing to accept treatment for the water quality storm event (1.37”) and a stormwater study extending from the site to SE Bailey Road.

5. Provide a pavement section detail that adheres to the requirements in Section 8.620 of the UDO.

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

**Traffic Review**

Brad Cooley, P.E., RSPI

Corrections

Brad.Cooley@cityofls.net

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1. The south access point will need to be shifted as far east as possible to provide sufficient spacing. The added space should help mitigate traffic congestion and site circulation.

2. Per the TIS, a right turn lane is warranted. We understand a full legth turn lane plus taper cannot be constructed. Please design a full length turn lane with a reduced taper.