

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Friday, June 24, 2022

**To:**

**Property Owner:** HIBE HOLDINGS LLC

**Email:**

**City Staff:** Scott Ready

**Email:** Scott.Ready@cityofls.net

**Engineer:** Phillip Henning

**Email:** phenning@mkec.com

**Applicant:** Pat Maloney

**Email:** pmaloney8@gmail.com

**Architect:** SAM COLLINS

**Email:** SCOLLINS@COLLINSANDWEBB.COM

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2022230

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** Arcade Alley - Outdoor Space

**Location:** 316 SE DOUGLAS ST, LEES SUMMIT, MO 64063

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### Tentative Schedule

Submit revised plans by 4pm on Tuesday, July 12, 2022 . Revised documents shall be uploaded to the application through the online portal.

**Applicant Meeting:** June 28, 2022 at TBD

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

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 6:00P.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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. On the cover sheet, please add a vicinity map with north arrow indicating the location of the property within the City.
2. On sheet C102 please add the following information to the site notes
  - Total floor area (existing & proposed)
  - Floor Area Ratio (FAR)
3. Please provide details on how you will be closing off the existing curb cut. It is staff's expectation that the driveway entrance be removed, cubing installed and the street scape be extended.
4. Please provide details on the proposed architectural elements above the bar. Are these illuminated? What material are the characters made of? How are the attached to the wall?
5. On sheet SD201 please label the proposed material on the east and south elevations.
6. Please provide details on the proposed fencing materials.
7. During hours of non-operation how will the bar area be secured?
8. Will there be any new ground or roof mounted mechanical equipment?
9. What kind of lighting is proposed to illuminate the area?

<b>Engineering Review</b>	Nikia Chapman-Freiberger (816) 969-1813	Nikia.Chapman-Freiberger@cityofls.net	Corrections
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1. C102 Site Plan:
  - a) Specify the 10' water easement as private and include the easement document id number.
  - b) Show the private water line in the private easement.
  - c) The canopy cannot be built on/in/over the private water easement, unless the City is provided with documentation

of an agreement with all parties involved with the easement.

d) Under SITE NOTES, is the impervious area being increased? If so, include existing impervious area.

2. C103 Utility Plan:

a) Floor drains cannot be connected to the storm drain.

b) Provide a detail of the turf system.

3. C104 Grading Plan:

a) Show drainage arrows.

b) Provide curb elevations along Douglas to verify elevations are adequate for drainage out of the underdrains.

c) Will there be a retaining wall along the west turf area? If so, call it out and specify top and bottom elevations.

4. Drainage Report:

a) The report must be signed and sealed by a PE licensed in the state of Missouri.

b) How is the project disturbing more than one acre when the entire site is less than 0.4 acres?

c) Correct scale on the proposed watershed map.

d) Both drainage areas are labeled as "east area" on both the existing and proposed watershed maps.

e) Express drainage area acreage out to the hundredth to accurately show change in drainage area size.

**Traffic Review**

Brad Cooley, P.E., RSPI

Corrections

Brad.Cooley@cityofls.net

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1. Please provide documentation on how the on-site parking stalls (including ADA) will be accommodated.

**Fire Review**

Jim Eden

Assistant Chief

Approved with Conditions

(816) 969-1303

Jim.Eden@cityofls.net

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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.

2. The existing automatic sprinkler system shall be extended into the new addition.