



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: August 9, 2022  
To: Mike Weisenborn, City of Lee's Summit  
From: Doug Ubben Jr., P.E., Phelps Engineering, Inc.  
Re: Responses to City Comments  
Douglas & Tudor Apartments  
PEI #220231

Mike, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,  
Doug

**Planning Review:**

1. Please provide a signed application. Also, please provide a signed ownership affidavit from for the non-city owned property. In the property at 912 NE DOUGLAS ST is shown as being included in the proposed area to be rezoned. If this is the case the property owner for that lot will need to be a party to this application and submit a signed ownership affidavit from as well.  
*Response: Signed application and owner affidavit have been provided.*
2. Rezoning Exhibit - The boundaries of the proposed rezoning are not clear. Are you intending to rezone Lots 3, 4, & 10 of Summit Park? Also, please show the 185' buffer surrounding the proposed property to be rezoned.  
*Response: Rezoning exhibit has been updated and 185' buffer has been provided.*
3. Will this project be phased? If so please provide a phasing plan, indicating the proposed date of commencement and completion of each phase.  
*Response: This project will be completed in one phase.*
4. Please provide details for the proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height, and intensity. Manufacturer's specification sheets shall be submitted. If this level of detail is not available yet this can be deferred to the FDP.  
*Response: This will be deferred to the FDP.*

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5. Please provide building elevations of all sides depicting the general style, size and exterior construction materials and color schedule of the building proposed. In the event of several building types, a minimum of one elevation of each building type is required.

*Response: Building elevations have been provided by the Architect.*

6. Please label the proposed materials for the trash enclosures.

*Response: To be provided by the Architect.*

7. In the building & site data table please provide the total floor area by building type.

*Response: Site data table has been updated to provide total floor area by building type.*

8. The UDO minimum acceptable tree size is 3". You have shown a 1" tree for the proposed ornamental trees type. Please update the plans to reflect the UDO minimum.

*Response: Landscape plan has been updated per comment.*

9. A 20' medium landscaping buffer/screen between developments of differing land uses adjoining one another (RP-4 to PO) is required. As proposed a screen will be required along the southern property line and around the property at 912 NE Douglas ST if it is not included in the rezoning.

*Response: A 20' landscaping buffer will be provided.*

10. Minimum parking drive width shall be 24' when adjacent to 90 deg. Stalls. This measurement shall not include the curb and gutter. Please ensure the site plan meets this requirement.

*Response: Site plan meets this requirement. Aisles widened to 28' back to back where there is curb.*

11. A CG-1 concrete curb type is required around all parking areas and access drives in office, commercial and industrial districts. Please label the curb type you are proposing.

*Response: Acknowledged, curb type has been labeled.*

12. Please label the accessible parking stall aisle widths. Additionally, there is at least one ADA stall aisle the is shown overlapping a curb/cutter. Please adjust this so the aisle is compliant with all ADA requirements.

*Response: ADA parking widths have been labeled. Stalls have been adjusted to ensure ADA compliance.*

13. Please confirm all Accessible parking spaces will be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet. Please also confirm all ADA parking spaces for vans will have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto.

*Response: ADA parking complies with commented requirements. Final spot grading will be set with final development plans.*

14. ADA parking stalls are required to be provided at a rate of 2% of total parking provided when the total number of parking stalls required for facilities is between 500 to 1000. As I calculate it, the proposed project will require a minimum of 13 ADA parking stalls. Of those 1/6th or 3 are required to be Van accessible.

*Response: ADA parking count has been updated.*

15. All signs must comply with the sign requirements as outlined in the sign section of the UDO. If you are going to request a modification to the sign code, staff would recommend doing it now during the PDP process.

*Response: Signs will comply with the sign requirements.*

16. Please provide a narrative statement that explains the need for and justification of modifications to the applicable zoning district regulations, ie. building set back, landscaping buffer adjacent to lot 3, 4 and 10 and possibly signs.

*Response: Narrative has been provided.*

17. For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.

*Response: Acknowledged. Form 7460 will be completed and submitted to the FAA.*

18. The UDO requires 743 parking stalls to be provided. As proposed, you are providing 615, a reduction of 128 parking stalls. If you are requesting approval of an Alternate Parking Plan, please submit a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests.

*Response: A parking analysis is provided with the resubmittal.*

### **Engineering Review:**

1. Sheet C1:

- Include a project title on the cover sheet.  
*Response: Project title has been provided.*
- Differentiate between light duty and heavy-duty asphalt on this sheet and throughout the plan set.  
*Response: The differentiation has been added to the site plan.*

- Concrete pavement is required to extend 30' beyond the trash enclosure door.

*Response: Concrete has been proposed a minimum of 30' beyond the trash enclosure.*

2. Sheets C2 & C3:

- More clearly define the proposed public sidewalk.  
*Response: Additional hatching and labels have been provided.*
- If not every item of a specific type is being shown with a site key note reference in Plan view, include "Typical" in the Site Key Note legend for that item.  
*Response: "Typical" added to the site notes as applicable.*
- Some sidewalk ramps are labeled as both E and I in Plan view. Please clarify.  
*Response: Labels have been updated.*
- There are two "B" site key notes shown on the north side of Bldg. 8 that don't point to anything.  
*Response: There are stoops that these are pointing to.*

3. Sheet C4:

- Construction of the retaining wall components, including geogrid, will need to be contained within the lot boundary. Please verify that the retaining wall locations along the property lines will meet this requirement.  
*Response: Acknowledged. All retaining walls, including geogrid will be contained within lot boundary.*
- Show and label the detention basin emergency spillway and 100-year WSE.  
*Response: Labels have been added to sheet.*
- The 100-year WSE is required to be at least 20' from a property line or building. Please verify.  
*Response: The 100-year WSE will be a minimum of 20' from all property lines and buildings.*

4. Sheet C5:

- Please show the existing sanitary sewer.  
*Response: Shown.*
- The sanitary sewer being extended to serve Lot 3 will be a public sanitary sewer main. Please label as such and show it located within a public sanitary easement. Be aware that nothing structural, such as buildings or retaining walls, may be located within a public easement.  
*Response: Acknowledged, easements have been provided and nothing structural is located within them.*
- Show FH locations.  
*Response: Provided.*
- Why does the water line just end near Bldg. 8?

*Response: Water layout has been updated.*

5. Stormwater Management Plan:

- The city does not require Level of Service analysis; therefore Section 5 and Appendix E are not applicable and may be removed.

*Response: Acknowledged.*

- The “Comprehensive Control” method includes 40-hour extended detention of runoff from the 90% mean annual event (1.37”/24-hour rainfall). Please revise to include this requirement.

*Response: The basin and report have been updated to provide this requirement.*

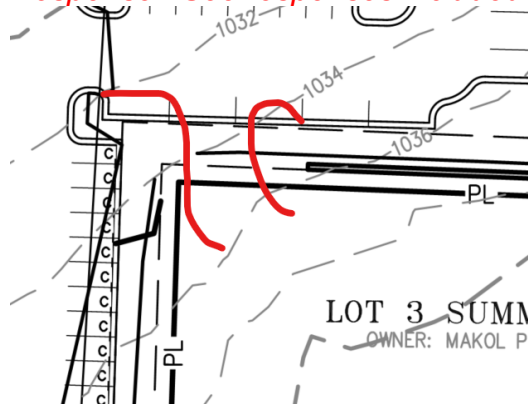
- Please submit a sanitary sewer analysis to ensure the existing system has adequate capacity.

*Response: Sewer flow rates included.*

**Traffic Review:**

1. Any redevelopment of Lot 3 will require the access from Douglas to be removed and internal access, through this development, be provided. The current plan shows a  $\pm 4'$  retaining wall bordering Lot 3. Please show conceptually how internal access is planned for the future.

*Response: See responses included with updated traffic study*



2. TIS: Please include a signal warrant analysis of Sloan/Main and Tudor

*Response: See responses included with updated traffic study*

3. Both driveways were discussed in the TIS and shown not complying with the AMC. The drive along Tudor is acceptable for aligning with the PD entrance across the road. However, the access along Commerce should be shifted to comply. If the access point will be located at the bottom of the hill, please provide sight distance analysis.

*Response: See responses included with updated traffic study*

4. The throat length at both of the proposed driveways is too small. Please revise the parking lot to provide adequate space.

*Response: See responses included with updated traffic study .*

5. TIS: Trip distribution equates to 85%. Please revise.

*Response: See responses included with updated traffic study*

6. The report and plan do not match. Please update the report to reflect the current site plan. (Additional buildings, units, ect.)

*Response: See responses included with updated traffic study*

#### **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 2012 International Fire Code.

*Response: Acknowledged.*

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.

Action required- Show the location of the FDC and a hydrant within 100 feet.

*Response: FDC locations to be determined with final development plans and hydrants will be placed/added as needed to be within 100 feet of the FDC for each building.*

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.

Action required- Provide a hydrant plan.

*Response: All points of the buildings are within 300 feet of an access road. Dimensions added to the utility plan*

4. Aerial Access D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Action required- Fire department aerial access lanes shall be 26 feet of driveable surface.

*Response: Provided with revised plan.*

5. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- Provide markings when the locations of hydrants and FDC's have been determined.

*Response: To be provided with final development plan once hydrants and FDC's are confirmed.*

6. 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.

Action required- Work with LS Water Utilities to determine the availability of adequate fire flow per IFC TABLE

B105.1(2) with a 50% reduction for the automatic sprinkler system.

*Response: Acknowledged. To be done with FDP*