

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619
Commercial Preliminary Development Plan Review

Date: Monday, March 28, 2011

To:

Property Owner: CBL LEES
SUMMIT EAST LLC

Email:
jmcmahon@reddevelopment.com

Fax #: <NO FAX NUMBER>

Applicant: CHICK-FIL-A, INC.
GBC Design, Inc.

Email:
scott.patman@chick-fil-a.com
grouse@gbcdesign.com

Fax #: (404) 684-8550

From: Hector Soto, Planner

RE: PL2011032

Commercial Preliminary Development Plan for CHICK-FIL-A
690 NW BLUE PKWY, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by noon on Tuesday, April 12, 2011 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Planning Commission Meeting 04/26/2011 05:00 PM: **04/26/2011**

City Council Public Hearing 05/19/2011 06:15 PM: **05/19/2011**

City Council Ordinance 05/19/2011 06:15 PM: **05/19/2011**

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.

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 Permitting and Plan Review Division of the Codes Administration Department at 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, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Planning and Development staff no later than the day of the Planning Commission meeting by 4 pm.

Notice Requirements

1. Notification of Surrounding Property Owners.

- **Mail Certified Notices.** The applicant must mail certified letter notices to all property owners within 185 feet 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 Development 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 notice sent.

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.

Conditions and Corrections:

Planning Review

Corrections

1. **WHEEL STOP.** The wheel stops shown at the head of the non-handicap parking spaces shall be removed. Wheel stops are only allowed at the head of handicap accessible parking spaces where the adjacent sidewalk slopes to the parking lot level in order to provide ramp access to the sidewalk.

3. **TRASH ENCLOSURE.** The refuse enclosure details show the gates being constructed of plastic lumber mounted to a steel frame. Materials such as plastic/vinyl or wood are not allowed for use on trash enclosure gates. The enclosure gates shall be constructed of opaque steel panels mounted to a steel frame.

4. FLAGPOLE. The proposed flagpole shown on the drawings provided by Clayton Signs is labeled as 50' tall. The maximum allowable height for flagpole is 25'. The pole height shall be reduced to 25'.

5. LANDSCAPING. The size of the proposed Blue Spruce is shown as 5'-6'. Evergreen trees are required to be a minimum 8' in height at the time of planting. Revise the tree height.

6. DIRECTIONAL SIGNS. The directional signs on the drawings provided by Clayton Signs show the Chick-fil-A logo on the signs. Directional signs are solely intended as a means of wayfinding (e.g. enter, exit, drive through, etc.) to facilitate on-site traffic circulation, not as an additional medium on which to provide advertising. The corporate logo shall be removed from all directional signs.

7. HANDICAP ACCESSIBLE PARKING SIGNS.

- Signs on the drawings provided by Clayton Signs are shown to be posted 72" (6') above grade. Signs are required to be posted between 36" (3') and 60" (5') above grade, measured to the bottom of the sign. Revise the mounting height.

- The signs posted at the head of the spaces shall be type R7-8 as identified in the MUTCD, described as having a white background, green text and blue wheelchair symbol. See the example of the signs called out for Texas on the same drawing. Revise the proposed sign type.

8. STAFF RECOMMENDATION. Staff will recommend approval for the proposed plan to the Planning Commission and City Council. However, mention will be made in the staff letter that there is some concern regarding internal vehicular circulation and parking due to the traffic generated by the proposed use, the abutting Olive Garden and Red Lobster restaurants.

Engineering Review	Tony Reames	Staff Engineer	(816) 969-1826	Corrections
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1. All engineering plans and studies, including water, sanitary sewers, storm drainage, and streets are required with the final development plan.

2. Sheet C-0.0, General Note No. 1, add the following statement: All construction shall be in accordance with the City of Lee's Summit Design and Construction Manual, City Ordinance No. 5813.

3. Label existing sanitary sewer manholes with city identification numbers 22-116 western manhole, and 22-111 eastern manhole.

4. Label proposed sanitary sewer size and material.

5. The addition of only one manhole is preferred. Reconfigure sanitary sewer relocation to require the addition of only one manhole.

6. Sanitary sewer infrastructure plans shall be approved and construction permitted by the Missouri Department of Natural Resources (MDNR). Sanitary sewer engineering plans shall be submitted for City review. Reviewed engineering plans shall be submitted, by the engineer/developer, to MDNR for permitting. Proof of MDNR permit shall be required prior to the approval of engineering plans, issuance of any infrastructure permits or the start of construction. Submit sanitary sewer engineering plans to the City for review at your earliest convenience.

7. For buildings located more than 50 feet from the public watermain, the backflow prevention device (BFPD) shall be located in a buried vault within 5 feet of the R/W or easement. Relocate the BFPD vault closer to the main.

8. Water meter must be located outside of paved areas and within 1 foot of the property line, within the easement. Relocate water meter closer to the main.

9. Separate domestic service and fire protection lines will run from the main to the building. Irrigation line may be tapped off the domestic service line past the meter.

10. New easements shall be dedicated by separate document. We will provide a copy of the City's standard easement document. Application shall also be made for vacating the existing easement, once the new easement is dedicated and the existing line has been abandoned.

11. Sheet C-0.0 replace General Note #17 with: The contractor shall contact the City of Lee's Summit Public Works Inspections at (816) 969-1826 within 48 hours of commencement of construction.

12. Sheet C-0.0, General Note #20, the minimum horizontal separation is 5 feet.

13. Sheet C-0.0 General Note #23, sanitary sewer shall be SDR-26 in accordance with Section 3500 of the City's Design and Construction Manual.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
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1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department- IFC 505.3 Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices 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: The access lane from Shopping Center Drive (Southern Crossing) to all businesses in the area shall be posted on both sides "No Parking Fire Lane" per 2006 IFC , Appendix D.

3. Fire Department- IFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Traffic Review	Michael Park	City Traffic Engineer	(816) 969-1820	Corrections
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1. Sign G, located along the Shopping Center Drive (Southern Xing) should be removed. The driveway is shared among multiple properties and does not exclusively serve entrance to Chick-Fil-A. The other Sign G location at the property entrance is okay.