

2022.09.27

Mike Weisenborn
Project Manager, Development Center
City of Lee's Summit, Missouri
220 SE Green Street, Lee's Summit, MO 64063

Mike:

We are in receipt of the comments dated 2022.09.13. We have addressed the comments as follows:

Planning Review

1. Site Development Standards

- a. Under "Land Uses", allowable uses for the development are listed as warehouse, office, commercial, restaurant and residential. Table 1 lists only particular uses as allowed for each of the three individual lots being created. For the sake of clarity, is the intent to only limit each identified lot with the listed land use?

The Development Plan Standards Table (Table 1) has been updated to include all possible land uses for each site, to allow for future flexibility of use.

- b. Under "Parking", the proposed parking standard for the multi-family residential use is 1.7 spaces per dwelling unit versus 2.0 spaces per unit under the UDO (1.5 + 0.5 for visitor parking) for 1- and 2-bedroom units. Provide documentation to support that the proposed 1.7 parking space ratio is expected to be sufficient to satisfy the needs of the apartment use based on industry standards or comparable projects. The narrative states that the parking standard was developed from an average of UDO dwelling unit requirements. Please expand upon what this means.

Please see Multifamily Parking Review provided as supporting evidence of reduced parking ratio.

- c. Under "Building Design", the narrative states to refer to the PDP sheets for building materials and elevations. The industrial elevation shows what appears to be a smooth-finished architectural metal panel system, brick, stone and an extensive use of glass as exterior materials. Is this the extent of the exterior materials to be included in the material palette for the industrial building? Similarly, is EIFS, stone, brick and an extensive use of glass the extent of the exterior materials to be included in the material palette for the restaurant and retail buildings?

Additional materials will be from the previously approved Summit Orchards PDP materials list. Please see the Summit Orchards Tenant Criteria Materials List in reference to Lots 10A and 10C.

- d. Under "Signage", there is reference that the minimum 75' spacing between monument signs may not be met and that a modification to this requirement is anticipated. Given the sizable overall acreage of the project site and extensive amount of street frontage, why is it anticipated that a modification to the minimum 75' monument sign spacing be anticipated? Also, for future reference when

siting monument signs, be aware that monument signs cannot be located within any utility easement.

Approximate monumentation signs have been located on the site plan, meeting the UDO requirement of 75' spacing. Placement was provided outside of utility easements. Signage section now refers to tenant signage design requirements, which has been submitted separately. Final monumentation design and location to be determined at time of Final Development Plan submission.

- e. In the Development Standards Table (Table 1), list the proposed density of dwelling units per acre for the Lot 10B multi-family residential rather than FAR since residential density is traditionally measured by units/acre rather than FAR. Retitle the column "Maximum FAR/Density" to capture both the commercial and residential measures of density.

Development Plan Standards Table (Table 1) has been updated to reflect density and units per acre.

- f. In the Development Standards Table (Table 1), the maximum allowable building height for the multi-family residential is listed as 60'. However, the north elevation for Building 2 on Sheet A-101 labels a building height of 62'-11". The site data table on Sheet C-0200 also lists a maximum allowable building height of 60'. Correct both tables to allow for the actual proposed building height.

Development Plan Standards Table (Table 1) has been updated to correct allowable building heights of all plans.

2. Site Data Table

- a. Add the total number of dwelling units to the information for the multi-family residential on Lot 10B.

Total number of dwelling units added on Sheet C-0200

- b. Provide a breakdown of the residential units based on the number of bedrooms per unit.

Unit type breakdown provided on Sheet C-0200.

- 3. Parking Lot Setbacks: The minimum parking lot setback is 20' from the right-of-way. The proposed parking lots along NW Ward Rd do not meet this minimum setback requirement at many points along the street frontage. Dimension the parking lot setbacks from the right-of-way for each of the lots. A minimum 20' parking lot setback from the right-of-way shall be maintained.

Parking has been adjusted to maintain a 20' setback from NW Ward Rd.

- 4. Drive Aisle Widths: The minimum drive aisle pavement width (excluding curb and gutter) for two-way traffic patterns is 24'. In areas where drive aisles are flanked by landscape islands, it appears that there is only 22' of pavement width.

Drive Aisle widths have been increased to 24', excluding curb and gutter.

5. Trash Enclosures

- a. Provide a detail showing trash enclosure designs to be compliance with the standard prescribed under UDO Section 8.180.G, or add a note to the plans stating that trash enclosures shall comply with said UDO Section.

Trash enclosure details provided on sheet A-104 and A-510.

- b. Each trash enclosure shall have a concrete pad at least 30' in length, measured from the enclosure opening, designed in accordance with UDO Section 8.620.F.1.c. Add a note to the plans stating that the required pad shall be in compliance with said UDO Section.
Note added to sheet C-0200.
- 6. Drive-Through Facilities: Add a note to the plans stating that the minimum queuing requirements for a single-lane drive-through facility under UDO Section 8.570 shall be met.
Note added to sheet C-0200.
- 7. Landscape Plan: The minimum plant material size requirements under the UDO are 3" caliper for all deciduous trees (both shade and ornamental) and 8' height for all evergreen trees.
Note added on sheet L-0100 and will be provided on final development plans.
- 8. Elevations:
 - a. Elevations for the exterior-facing sides of both apartment buildings were provided. Provide elevations for the interior, courtyard-facing sides of the buildings to review for compliance with requirements for the incorporation of material changes, projections and other features to provide architectural relief on all sides the proposed buildings.
A typical interior, courtyard-facing elevation is provided on sheet A-102 per discussions with City staff on 9.13.2022.
 - b. Provide elevations for the proposed garages for the apartment development. Label all proposed exterior materials and colors.
Garage elevations and material palette provided, see sheet A-103.
- 9. Signage Package: The narrative generally states that signage is anticipated to follow approved signage found at Summit Orchards as well as the UDO. This statement is too vague and needs to be defined as part of this specific application. Is the desire to simply allow signage under the existing allowances spelled out in the UDO for PMIX-zoned property, or are more tailored standards proposed?
An additional document has been provided for tenant signage criteria and is referenced in the narrative, which aligns with the city's UDO.
- 10. Floodplain: Add a note to the plans stating the project site's location relative to the 100-year floodplain. Cite the FIRM panel # and date used to make this determination.
Added note to grading plan, see sheet C-0400.
- 11. Oil and Gas Wells: Add a note to the plans regarding the presence of any active, inactive or capped oil and/or gas wells on the project site. Cite the source of information used to make this determination. The MO Dept of Natural Resources maintains an online database that may be used and cited for this information.
Added note to existing conditions plan, see sheet C-0100.

Engineering Review

1. Label the existing sidewalk width on NW Ward Road. There is a typo in the NW Chipman Road sidewalk width.
Existing sidewalk on NW Ward labeled, sidewalk width on Chipman Rd correctly identified.
2. 30' concrete pavement, measured from the opening, is required at all trash dumpsters. Please show.
30' of concrete pavement shown at all trash enclosures and noted on sheet C-0200. Final layout to be detailed with Final Development Plans.
3. There is an existing sanitary line shown connecting to SS MH4. If private, it won't be allowed to connect directly to a MH.
All existing and proposed connections at MH 4 are public. Existing connection on east side of SS MH4 to be abandoned
4. Do the plans reflect sanitary sewer location derived from field investigation? The line doesn't seem to be centered in the easement as shown. Additional easement could be required.
Existing sanitary sewer easement is correlated with depth of line and field investigation. Final sanitary sewer locations/easements to be determined with at submittal of Final Development Plan for each lot.
5. The north building is located over the existing sanitary sewer. Please relocate. Sanitary sewer shall be at least 15 feet from any building, but not less than the depth of cover over the sanitary sewer main.
Building has been relocated, away from the existing sanitary sewer.
6. Please label the sanitary lines public or private.
Pipe and structure labels revised

Traffic Review

1. The TIS should evaluate throat length for compliance with AMC.
Throat length adjusted to comply with AMC per peak vehicles per hour (VPH) determined in the traffic study.
2. The NB left-turn lanes on Ward at Tudor and the south-most access point are too short. Per the AMC, min. 200' + taper. If the south-most turn lane is in conflict with the intersection functional area of Chipman/Ward, a restricted access point will be required.
NB left-turn lane at Tudor adjusted per AMC. Discussion with city staff on 09.26.2022 about furthest south NB left-turn lane has been incorporated into plans.
3. The south-most full-access point does not meet the minimum connection spacing, per the AMC (min. 660 feet for Major Art.)
Island revisions eliminate full access point.

4. The proposed plan does not accommodate internal access and circulation. Refer to section 7 of the AMC.

Vehicular and Pedestrian access is provided between Lots 10B and 10C.

Fire Review

1. 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.
 - a. Action required- Provide a hydrant plan for the facility (public and private). The water main along Outer View Road is private and shall not be considered available for protection except by written agreement.
Hydrant locations shown on plan.
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.
 - a. Action required- Show the location of the FDC's for each building and a hydrant within 100 feet.
FDC locations to be determined at time of Final Development Plan submittal of each lot. Hydrant locations provided in general vicinity of expected utility connections.
3. 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.
Acknowledged. Appropriate road surfaces will be identified in final development plans and permit plans.