

**Response to City Comments (Colton's Crossing)**  
**Application Number: PL2022217**  
**Applicant: HAMBLEN ROAD PROJECT LLC**

**To:** City of Lee's Summit  
**Attn:** Dawn Bell, Project Manager  
**From:** HG Consult (Matthew Castor)  
**Date:** November 15, 2022  
**Re:** Comments Dated Friday, June 17, 2022

Thank you for taking the time to review the submittal for Colton's Crossing. We appreciate the comments and have provided this letter with our responses.

**Planning Review Victoria Nelson Long Range Planner Corrections (816) 969-1605 [Victoria.Nelson@cityofls.net](mailto:Victoria.Nelson@cityofls.net)**

1. Access Restriction. Add a note to all lots with frontage along SW Hook Rd stating that they shall not be allowed driveway access onto said street. **This has been included as Note No. 5 on Sheet 1 of the Preliminary Plat.**
2. Geotechnical Report. Add a note to Lots 127 and 128 indicating that a geotechnical report shall be required at the time of building permit submittal due to the presence of the pond that is being filled in. **This has been included as Note No. 6 on Sheet 1 of the Preliminary Plat.**
3. Street Name. "Coltons Crossing Drive" is not an acceptable street name. It exceeds the number of allowable characters, which is limited to 12 (including spaces). Additionally, "Crossing" is on the list of street name suffixes (e.g. Street, Lane, etc.) for the City and as such is not allowed to be a part of the actual street name. **"Coltons Crossing Drive" has been revised to "Coltons Drive" as indicated on the Preliminary Plat.**
4. Adjacent Development. Label the uses, not just the zoning, of the surrounding properties. **Land uses have been added to Sheets 2-5 of the Preliminary Plat for the surrounding properties.**
5. Rezoning Map. Please show the current Ag zoning for the area you are developing. Also add the overall square footage of the property being rezoned. **The current Ag Zoning and overall square footage is represented on Sheets 1 and 5 of the Preliminary Plat.**
6. Legal Description. Please upload a legal description in a Microsoft word format. **The legal description will be uploaded in Microsoft word format with the submittal.**
7. Single family elevations. As a proposed planned zoning district, elevations for all proposed buildings (including single-family homes) are required to be submitted. Please up-

load single family elevations. The single family elevations will be uploaded with the submittal.

8. Oil and gas wells. Please state whether or not there are active, inactive, or capped wells within the area on the plat. Refer to DNR Well Database and reference the site. There are no oil and gas wells within the area on the plat. This statement has been included as Note No. 7 on Sheet 1 of the Preliminary Plat.
9. Existing vegetation. Please show the cloud line for the existing vegetation in the legend. The legend on Sheets 2-4 has been revised to include the cloud line for existing vegetation.
10. Monument signs. Will there be any monument signs? Yes, there will be a monument sign located at Hook Road and Dustin Drive. These will be placed in Tract F and G as represented in the Preliminary Plat.
11. Sidewalks. Please show sidewalks on both sides in the duplex areas. Refer to UDO SEC 7.280. Sidewalks shall also be shown along both sides of SW Hook Rd. Sidewalks have been added to the aforementioned locations. The sidewalks are represented in the Preliminary Plat.
12. No comment received.
13. A Comp Plan Amendment application is needed. Please submit a Comp Plan Amendment, the Ignite plan shows Residential 1 for this area. The proposed use falls under a Residential 2 designation.) A Comp Plan Amendment Application is included with the re-submittal.
14. Building setbacks. Regarding the building setbacks listed on Sheet 1, are you wanting to go with the larger side and rear yard setbacks on the duplex lots? The duplex standard is 5' and 20' for the sides and rear, respectively. You are citing the "multi-family" standard, which is only required for 3-plex and above. We are going to use the larger setbacks for the duplex lots.
15. Project Summary Table.
  - Revise the listed building types to read Single-family House and Duplex. The UDO only considers tri-plex and above as "multi-family", which are subject to different and more restrictive standards. The building types have been revised to Single-family house and Duplex on the Preliminary Plat.
  - Provide a breakdown of the total number of lots by single-family and duplex lots. A breakdown of the total number of lots is provided on Sheet 1 of the Preliminary Plat.

- List the total number of dwelling units for the development. The total number of dwellings is provided on Sheet 1 of the Preliminary Plat.
16. Club house and pool area. Please show elevations for the club house and pool area. Also need to show the required landscape screening refer to UDO Division III Landscaping, Buffer, and tree protection requirements. Elevations for the clubhouse have been included with the resubmittal. Landscaping has been included on Sheet 3 of the Preliminary Plan. More detailed planting plans will be provided in the Construction Documents.
- Need to show ADA parking and the dimensions for the parking signs. ADA parking and signs are represented in the Preliminary Plat. More detailed information will be provided in the construction documents.
- Need to show the required and provided parking spaces. The code is 1 parking stall per 16 lots. We are providing approximately 1 parking stall per 8.5 dwellings.
- Are you planning on having any lighting around the pool, if so please refer to sec 6.510 in the UDO. Lighting around the pool will be included in the construction documents.
- Are you planning on having any lighting around the parking lot or on the building, if so please refer to sec 8.250 in the UDO. Parking lot lighting has been added to the Preliminary Plat. More detailed lighting plans will be included in the construction documents.
17. Elevation cover sheets. Please change the cover sheet to say Lee's Summit and please change the vicinity map. Please delete the wording stating that this a second phase. The cover sheet has been modified to say Lee's Summit and the vicinity map has been changed. The wording stating that this is a second phase has been removed.

**Engineering Review Gene Williams, P.E. Senior Staff Engineer Corrections (816) 969-1223**  
**[Gene.Williams@cityofls.net](mailto:Gene.Williams@cityofls.net)**

1. The report entitled "Preliminary Stormwater Management Study" dated May 27, 2022 (hereinafter referred to as "the stormwater report") contains issues discussed below.
2. The stormwater report states on page 3 the site lies within Zone X with minimal flood hazard. We do not agree, as there is a FEMA floodplain shown to the north and the southwest of the site. The language has been modified to mention the two Zone AE's located in the NE and SW.
3. Floodplain delineation shall be shown on the Preliminary Development Plan on at least one (1) of the sheets, and shall be discussed within the stormwater report. This was missing on the Preliminary Development Plan and the report. Please evaluate and update. The Preliminary Plat has been modified to represent the floodplains. The report includes language in Section II.C. Floodplain boundaries will not be altered with this project.

4. Stream buffer was missing along the FEMA floodplains to the north and south. Please see Design and Construction Manual for the distance from the ordinary high water mark to be set aside as a stream buffer, and show on the plan view. The stream buffer is based on drainage area. It appears at least two (2) stream buffers will affect the north part of the development, and one (1) stream buffer may affect a portion of the south side of the development. Please evaluate and show on the plan. **A Stream Buffer Evaluation was completed for the development. The North Pond was revised to avoid the buffer zone. The evaluation is included in our submittal and has also been added as Figure I in the Stormwater Report.**
5. The stormwater report proposes a curve number of 82 for the post-developed condition. It would appear 83 might be a better value for the conditions shown, based on quarter acre lot sizes. It should be noted some lots are less than a quarter acre, so the tendency to use a higher number might be justified. Please evaluate and revise as necessary. **The site was evaluated and after consideration we agree that 83 is a good value based on the lots sizes.**
6. A concept plan shall be provided showing the off-site water main plan to the west and the north. **A conceptual off-site water plan is included with our submittal.**
7. A concept plan shall be provided with a topographic survey for the Hook Rd. extension to the west. **A conceptual plan for the Hook Rd. extension is included with our submittal.**
8. A downstream sanitary analysis is being performed by Water Utilities. Please be aware downstream improvements may be required based on the results of the analysis. **Comment noted.**
9. The stormwater study states on Page 3 flood insurance is not required. This is not entirely correct. The lending institution is responsible for this determination, not the engineer. Please revise. **The insurance statement on Page 3 has been revised to remove the Flood Insurance language.**
10. Table IV.3 in the stormwater report presents the results of the calculated allowable versus the proposed peak flows for POI P-1 and P-2. Both points of interest (POIs) exceed the allowable for at least one of the storm events. The City will not support a waiver to the allowables for the POI P-1 or P-2. Please evaluate and provide a re-design. **The calculations and modeling have been revised to get the post developed release rates for both POI P-1 and P-2 below the allowable.**
11. The stormwater report proposes several waivers to the allowable release rate for POI P-4, P-5, and P-6. It does not appear a waiver is required for these areas because the improvements are linear in nature (i.e., roads), and no other development is occurring. Please revise the stormwater report to remove these waiver requests, or simply discuss

at your discretion. The report has been revised to remove language related to POI P-4, P-5, and P-6.

12. The City would consider a waiver at POI P-3. This appears to be a "peripheral drainage area" issue related to pre-versus-post developed grading. Recommend obtaining the waiver prior to Planning Commission. A waiver will be requested for POI P-3. Language is included in the Stormwater Report in section V.G.
13. A Final Stormwater Report shall be required when final engineering plans have been submitted. An additional review of the report shall be conducted at that time. A Final Stormwater Report will be submitted with final engineering plans. The Preliminary Report has been revised and resubmitted.
14. A separate grading plan is required for the on-site grading, and a concept grading plan for the off-site grading in relation to the traffic improvements to Hook Rd. to the west. A concept grading plan for the Hook Road extension and on-site grading has been included with this submittal.
15. A separate utility plan is required for all on-site utilities. This is in addition to the concept plan for off-site utilities discussed elsewhere within this applicant letter. A separate utility plan has been provided for on-site utilities.
16. Sanitary sewer manholes shall be placed under pavement, in either driving aisle and centered within said driving aisle outside of the wheel track. Please revise. A sewer plan has been included with this submittal. Currently the manholes are being represented in the center of the roadway but may be revised to center of drive isle if the City would prefer.
17. An evaluation of sanitary sewer depths shall be performed to ensure there are adequate easements widths for the sanitary sewer (i.e., twice the flowline depth of the sanitary sewer), and to ensure the maximum depth of 20 feet is not exceeded. Comment noted. Sewer depths will be reviewed to ensure adequate easement widths.
18. Application was incomplete due to the lack of the preliminary plans discussed elsewhere within this applicant letter. Further review shall be required on resubmittal on a ten (10) day basis rather than the normal five (5) day basis. Comment noted. Hopefully you will find the new submittal more complete.
19. Water mains are shown crossing the street where it is unnecessary to cross the street. This shall be discussed at the applicant meeting. Comment noted. Will discuss.
20. Hydraulic modeling was completed of the sanitary sewer infrastructure downstream for the two proposed connection points for the Colton's Crossing development based upon the Preliminary Plat. Modeling results indicate that downstream improvements will be re-

quired to offset the impacts of the proposed development. This shall be discussed further at the applicant meeting. **Comment noted. Will discuss.**

**Traffic Review Brad Cooley, P.E., RSPI Corrections [Brad.Cooley@cityofls.net](mailto:Brad.Cooley@cityofls.net)**

1. Incomplete submittal. Please include a Traffic Impact Study, per the Access Management Code. **The traffic study was submitted and no comments received. We have also included it with this submittal.**

**Fire Review Jim Eden Assistant Chief Corrections (816) 969-1303 [Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)**

2. Jacob Drive is already used in another part of the city.

Action required- Select a different name. **Jacob Drive has been revised to Dustin Drive.**

3. 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- There shall be adequate fire flow for the structures being built. Work with Water Utilities to confirm adequate fire flow. **Comment noted. We will work with Water Utilities to confirm adequate fire flow.**

4. Is there a phasing plan? **A phasing plan is not being provided at this time.**