

Commercial Rezoning with Preliminary Development Plan Applicant's Letter

Date: Wednesday, November 23, 2022

To:

Property Owner: UNITY REALTY LLC

Email:

Engineer: OLSSON ASSOCIATES

Email:

Applicant: Ryan Companies US, INC

Email: andy.crimmins@ryancompanies.com

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022394

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: Summit 470 Logistic Center

Location: 1451 NW MAIN ST, LEES SUMMIT, MO 64086

Tentative Schedule

Submit revised plans by 4pm on Tuesday, December 13, 2022 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting: November 29, 2022 at 09:00 AM

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.

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

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

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 Rezoning with Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. **LEGAL DESCRIPTION.** Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

2. **EASEMENTS.** There is a notation on Sheet C4.0 that reads "0' Proposed Sanitary Sewer Easement" at the south end of the property line dividing the two proposed lots. According to the plans, a sanitary sewer line will be housed within said easement. Revise the easement label as necessary.

3. **RIGHT-OF-WAY.** Label the full ROW width for NW Main St.

4. **PARKING LOT DESIGN.** Add a note stating that all driveway and parking lot boundaries shall have CG-1 curbing as required under UDO Section 8.620.

5. **PARKING.** Provide documentation of the use's expected parking demand (based on industry standards or parking demand studies of similar facilities) supporting the proposed landbanking of future parking so that only 166 spaces are initially provided.

6. **LANDSCAPE PLAN.** The site's I-470 frontage is subject to the street tree and street shrub landscape requirements of 1 tree per 30' of frontage and 1 shrub per 20' of frontage. This landscaping requirement is in lieu of the "landscape buffer" labeled in that same area, which is not required in this case.

7. **PHOTOMETRIC PLAN.** The proposed light pole fixtures are noted as having a mounting heights of 32' and 33' above finished grade. To comply with ordinance requirements, light pole fixtures shall not exceed a mounting height of 28' above finished grade. Revise.

8. ELEVATIONS.

- The top of the storefront areas on each elevation include a keynote reference of "13" for a certain horizontal feature. However, the keynote legend does not include a listing for "13" to describe what it represents.
- Label all proposed exterior building materials (e.g., tilt-up concrete walls, etc.).
- Except for the four building corners, there appears to be no use of any projections/offsets to break up the building's long, flat walls. To comply with ordinance requirements, horizontal and vertical offsets shall be provided on all sides of the building to break up the expansive wall planes.

9. **MECHANICAL EQUIPMENT.** Show the location of all roof-top mechanical units and/or ground-mounted mechanical units on the building elevations or site plans as appropriate. To comply with ordinance requirements, RTUs shall be fully screened from view on all sides by raising parapet walls to a height at least equal to the equipment being screened. Take into account the added height of any curbs on which RTUs may be mounted. The use of individual screens to provide the required screening is not allowed for new-construction development.

Any ground-mounted mechanical equipment shall be fully screened from view using masonry walls or evergreen landscaping at least equal to the height of the units being screened.

10. SIGNAGE. Signage information need not be provided at this stage. But for your information, please note that signage for the proposed PI zoning district is subject to the allowances and standards outlined under UDO Section 9.260.

11. TRASH ENCLOSURES.

- Will any exterior trash dumpsters or recycling receptacles be used for the proposed development? If so, show the proposed location(s) for any such areas. Any exterior trash dumpster or recycling receptacles shall be fully screened from view and housed in an enclosure designed in accordance with UDO Section 8.180.G.
- Should any enclosures be employed on the site, each enclosure area shall be improved with a Portland cement concrete pad and a Portland cement concrete approach a minimum 30' in length, measured from the enclosure opening.

12. REZONING EXHIBIT. Provide a rezoning exhibit that clearly shows the boundaries and includes the legal description of the property requested to be rezoning to PI.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. It is anticipated the downstream sanitary sewer is adequate for the development, but a downstream analysis of the sanitary sewer shall be performed by Water Utilities staff to ensure the downstream system is adequate for the proposed sanitary sewer extension. Please provide the anticipated water demand for this project, as it may have a bearing on the downstream modeling of the sanitary sewer based on a specific base flow use.

2. The 12 inch water main along the southeast portion of the project has not yet been modeled in terms of flow capacity. It is possible this line will be required to be looped back to the west to ensure adequate flow capacity is maintained for other users. Please provide anticipated water demand so a water model can be run.

3. Railroad right of way is being crossed by the new public road. Recommend the initiation of discussions with railroad for the new road, as any work within railraod right of way will take some time to coordinate.

4. Please ensure there is a minimum setback of 20 feet from the clogged condition within the detention basins and any building or property line. It appears this is the case, but please check to make sure.

Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	Corrections
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1. The improvements to Main St. should extend south to where Main is currently improved to. The section north of the project site is still subject to the URP but would be supported by staff to be waived.

2. Lot 2 should be provided access to the west "Private Drive". At some point in the future, if/when Lot 2 is developed, there is not adequate space to provide access to Main St. and will be required to access via "Private Drive".

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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 2012 International Fire Code.

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- Provide a public/private hydrant within 100 feet of the FDC.

3. The drawing shows a private hydrant loop and a separate fire protection main going into the building. This size of building generally has a fire pump and yard hydrant system. Describe the fire suppression strategy for the project.

4. 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-Confirm water fire flow capacity at the site.