



December 13, 2022

City of Lee's Summit, Missouri
Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

RE: Commercial Rezoning with Preliminary Development Plan (PL2022394)

We are responding to your comments dated November 23, 2022, and are submitting with this letter revised plans, and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

Jacob Hodson

PLANNING REVIEW

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.

Selectable text format of the legal description emailed to Hector Soto Jr.

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.

Sanitary Easement label revised see sheet C3.0.

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

Full width of ROW labeled see sheet C4.0.

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.

Note added see sheet C4.0 "All driveway and parking lots shall have CG-1 curbing as required by Section 8.620 of the UDO".

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 land banking of future parking so that only 166 spaces are initially provided.

Summit 470 is a speculative development primarily targeted toward attracting third party logistics (3PL), heavy warehousing/storage, and distribution users. These uses are unique in that their building occupant counts are drastically below other building use types, as the majority of the spaces are utilized for the storage, staging, and handling of product. Anecdotally, we have recently received an RFP from a user that describes their need for 200,000 sf of warehousing space with an employee/occupant count of eight (8) individuals. This is not an uncommon occupant to building size ratio for this industry and use. Our current plans call for 166 vehicle parking spaces providing a .35 per 1,000 square feet ratio with the ability to expand to 465 to meet code requirements if required by tenant occupant load or use type changes to a denser occupancy. Our stormwater detention is also sized appropriately to handle the additional impervious area if such an expansion is ever warranted.

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.

Existing trees in I-470 Right-of-Way fulfill the street tree requirements. MoDot has no plans to remove any of the trees in the I-470 right of way. Email confirmation has been sent to Hector Soto Jr.

7. PHOTOMETRIC PLAN. The proposed light pole fixtures are noted as having a mounting height 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.

Light Pole height has been revised see sheets E1.0, E1.1, E1.2.

8. ELEVATIONS. The top of the storefront areas on each elevation includes 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.

This was a typo, this keynote has been changed to keynote 12.

Label all proposed exterior building materials (e.g., tilt-up concrete walls, etc.).

Text notes added to elevations for 'medium texture painted precast', 'aluminum canopy', and 'aluminum storefronts'

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.

Additional panel overlap added to dock wall at drive in doors. Keynote 13 added to panel overlap conditions and a typical perspective view and our rendering added to sheet A301.

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.

Exhibits showing the view of roof mounted mechanical equipment have been added to the revised plans see sheet L2.0

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.

Ground mounted mechanical equipment shall be screened in accordance with Article 8 of the UDO. See Notes sheet L1.0.

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.

Note added to sheet C4.0 "Signage shall conform to Section 9.260 of the UDO".

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.

Should exterior trash enclosures be required by the tenant design shall be provide in the Final Development Plan. Note added see sheet C4.0 "All trash enclosures shall conform to Section 8.180.G of the UDO".

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.

Rezoning exhibit uploaded with revised plan.

-

ENGINEERING REVIEW

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.

Assuming that square footage of future facility in Lot 2 will be approximately 83,000 sq ft, then based on Lee's Summit Design Criteria Section 6501.C.2.c, peak flow from the proposed development is 342,183 gpd or 0.529 cfs.

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.

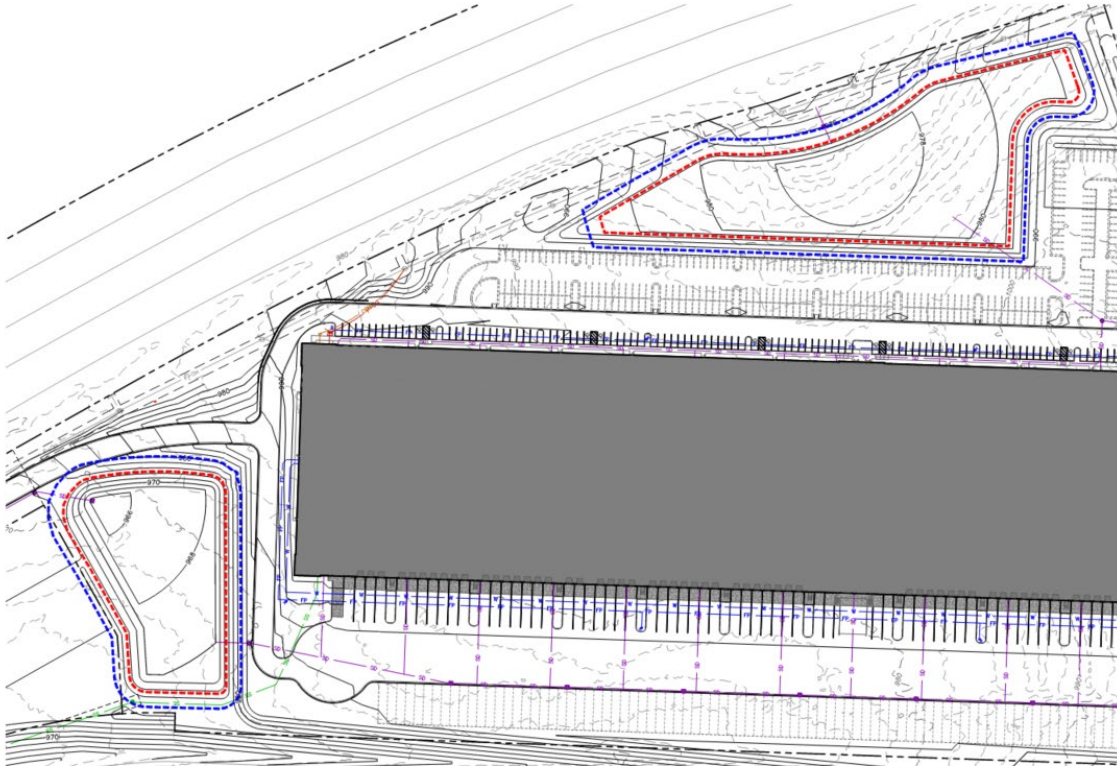
During the pre-application meeting on November 29th, 2022, we confirmed that we had Kevin York model the water main, and he confirmed that 12" pipe should be the largest pipe size to install on this project. Refer to the email exchange at the end of the response letter.

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 railroad right of way will take some time to coordinate.

During the pre-application meeting on November 29th, 2022, we confirmed that only city's approval is required for work in railroad right of way.

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.

We confirm that water surface in both basins is at least 20 ft away from any building and property lines in clogged conditions. Refer to a screenshot on the next page. Red dashed lines represent 100-yr water surface elevations at clogged conditions and blue dashed lines are 20-ft offset lines.



TRAFFIC REVIEW

1. The improvements to Main St. should extend south to where Main is currently improved. The section north of the project site is still subject to the URP but would be supported by staff to be waived if the public street is constructed from Victoria to the site, creating a shorter truck route to I-470. If the public street is omitted and the design alternative is pursued, the URP will be required along Main St. to the north. The improvements would need to extend from the project site to Colbern Road. The planned public street provides a shorter alternative truck route to reach I-470 and staff would support a waiver to the URP. If the design alternative is chosen, the alternative truck route then becomes north to Colbern (approximately same distance as south) and will require an improved section.

Acknowledged, ultimate extent of road improvements to be provided with Final Development Plan.

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 Street and will be required to access via "Private Drive".

During the pre-application meeting on November 29th, 2022, we confirmed that an access easement is proposed over the west private drive to allow access to Lot 2. See sheet C3.0 for hatching.

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.

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

Private fire hydrant provided within 100 ft of fire department connection and dimension called out on Sheet C6.0

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.

After the discussion we had during the pre-application meeting on November 29th, 2022, proposed fire protection main layout was revised. Fire protection line taps into proposed public water main and runs inside the building and connects to a fire pump, which then runs outside the building and feeds private fire loop and hydrants.

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.

***During the pre-application meeting on November 29th, 2022, we confirmed that we had Kevin York model the water main, and he confirmed that existing water main has enough capacity and pressure to supply required 4,000 gpm to the site. Refer to the email exchange at the end of the response letter.
See Appendix A***

APPENDIX A

Water Model Discussion

From: Kevin York <Kevin.York@cityofls.net>
Sent: Wednesday, November 30, 2022 2:44 PM
To: Arman Abdigaliyev
Cc: David Eickman; John Erpelding; Mike Weisenborn; Gene Williams; Jeff Thorn
Subject: RE: 1451 NW Main St - Water model discussion

Arman,

Where the 12-inch public water main connects to the private fire line will have a residual pressure of 59.7 psi for a flow of 4000 gpm at maximum day demand. The public water main extension will need to be at least 12 inches in diameter. The static pressure at this location is 81.7 psi at maximum day demand for no flow in the public water main extension. I have not modeled the proposed private fire line for this project.

From: Arman Abdigaliyev <aabdigaliyev@olsson.com>
Sent: Monday, November 28, 2022 2:34 PM
To: Kevin York <Kevin.York@cityofls.net>
Cc: David Eickman <deickman@olsson.com>; John Erpelding <jerpelding@olsson.com>
Subject: RE: 1451 NW Main St - Water model discussion

CAUTION! This is an **EXTERNAL** email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kevin,

I am reaching out to you regarding water model for future industrial facility, that will be located at 1451 NW Main St in Lee's Summit. You have helped us back in October and ran some model numbers back then. After some design iterations we changed layout of proposed public water main layout. Instead of teeing private main from existing public main, we are proposing installing a 12"x12" tee at the existing bend and installing a 12" public water main bending around proposed culdesac (see utility plan attached). Our private service line and fire line will be connecting to that public main extension then. Would you be able to rerun the numbers and let us know if there are any sizing concerns?

Let me know if you need any additional info. Thanks a lot,

Arman Abdigaliyev

(He, Him, His)

Civil

D 816.442.6078

1301 Burlington Street, Suite 100

North Kansas City, MO 64116

O 816.361.1177



Follow Us: Facebook / Twitter / Instagram / LinkedIn / YouTube

[View Legal Disclaimer](#)

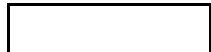
From: Kevin York <Kevin.York@cityofls.net>
Sent: Monday, October 10, 2022 4:32 PM

To: David Eickman <deickman@olsson.com>
Subject: RE: 1451 NW Main St - Water model discussion

David,

I placed a demand of 4000 gpm at the 12-inch 90 degree bend located near your proposed connection to the public water main. The residual pressure is 61.7 psi at maximum day demand. The velocity through a 12-inch pipe will be about 11.3 feet per second. Due to the location of the private water main, there will be little if any public water main with a water velocity over 10 feet per second. Twelve inch pipe should be the largest pipe size to install on this project. I am sizing pipe to avoid a fire flow water velocity over 10 feet per second in a public water main. Please email me if you have any questions.

Thank you,
Kevin



Kevin York, P.E. | Senior Staff Engineer
1200 SE Hamblen Road | Lee's Summit, MO 64081
816.969.1917 | lswater.net | Kevin.York@cityofls.net



From: David Eickman <deickman@olsson.com>
Sent: Monday, October 10, 2022 4:04 PM
To: Kevin York <Kevin.York@cityofls.net>
Cc: John Erpelding <jerpelding@olsson.com>; Julie Sellers <jsellers@olsson.com>
Subject: 1451 NW Main St - Water model discussion

***** This email is from an external source, use caution before clicking on links or opening attachments. *****

Kevin,

Per our call last week, here is a copy of our current site plan and proposed fire loop routing that we would have for the building. We would like to tee the private loop from your water main and loop our fire main around the building. Can you provide your flowrate and pressure on your existing main? Also, can you provide to us what you reviewed for calculating the size of this pipe?

Thanks,

David Eickman, PE
Lead Engineer / Civil

D 816.442.6046
C 816.854.9315

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
O 816.361.1177



Follow Us: Facebook / Twitter / Instagram / LinkedIn / YouTube

[View Legal Disclaimer](#)

CONFIDENTIALITY NOTICE: "This electronic message transmission (including any accompanying attachments) from www.cityofls.net is intended solely for the person or entity for its intended recipient(s) and may contain information that is confidential, privileged, or otherwise protected from disclosure. The information contained is intended solely for the use of the individual(s), organization(s) or entity(ies) named above. If you have received this transmission but are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this e-mail in error, please contact sender immediately by Reply e-mail and delete/destroy the original message and all copies."

Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.

CONFIDENTIALITY NOTICE: "This electronic message transmission (including any accompanying attachments) from www.cityofls.net is intended solely for the person or entity for its intended recipient(s) and may contain information that is confidential, privileged, or otherwise protected from disclosure. The information contained is intended solely for the use of the individual(s), organization(s) or entity(ies) named above. If you have received this transmission but are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this e-mail in error, please contact sender immediately by Reply e-mail and delete/destroy the original message and all copies."

Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.