



1533 Locust Street | Kansas City, MO 64108 | 816.912.4720 | [www.HgCons.com](http://www.HgCons.com)

**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:** December 22, 2022  
**Re:** Comments Dated Thursday, December 1, 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 Hector Soto Jr. Planning Division Manager Corrections (816) 969-1238**  
**[Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)**

1. PROJECT SUMMARY TABLE (Sheets 1 and 5).
  - Under the "Minimum Lot Size and Width" line item on Sheet 1, list the minimum lot size for the duplex lots as 8,000 sq. ft. The RP-3 zoning district requires a minimum 4,000 sq. ft. lot size per dwelling unit, so a duplex (composed of two dwellings in said structure) requires a minimum 8,000 sq. ft. lot size. It appears that the lot sizes for each duplex lot well exceeds 8,000 sq. ft., but please confirm that this is the case.
  - On the "Minimum Lot Size" line item on Sheet 5, similarly break out the minimum lot size standard of 4,000 sq. ft. for single-family and the 8,000 sq. ft. minimum lot size for the duplex lots. **The corrections have been made to the tables on Sheet 1 and 5.**
2. LOT SIZE SUMMARY TABLE (Sheet 1). For the "Minimum Lot Size" line item, break out and identify the minimum proposed lot size for the single-family lots and the minimum proposed lot size for the duplex lots. **This has been included in the Table on Sheet 1.**
3. BUILDING AREA/LIVABLE AREA (Sheets 1 and 5). Please clarify the difference between the "Minimum Livable Floor Area" line item on Sheet 1 (under Project Summary) that lists 1,100 sq. ft. and the "Proposed Buildings" information provided on Sheet 5 listing 2,010 sq. ft. for single-family and 2,925 sq. ft. for duplexes. Is the former figure on Sheet 1 only referring to finished sq. ft., whereas the figures on Sheet 5 refer to gross square footage (both finished and unfinished)? **The differences have been clarified on Sheets 1 and 5.**
4. SWIMMING POOL/CLUBHOUSE AREA.
  - Please note that in addition to the minimum street tree, street shrub, parking lot landscape screening and open yard tree and shrub requirements, UDO Section 6.510 requires a medium-impact landscape buffer along any property line shared with a residence. So a medium-impact landscape buffer shall be required along Lots 99-102, 122, 123 and 164. **A note has been added to the Cover Sheet to address the medium impact landscape buffer.**

5. BUILDING ELEVATIONS.

- Label the exterior materials and proposed colors for the pool clubhouse.
- Label the exterior materials and proposed colors for the single-family residences.
- Label the proposed exterior colors for the duplexes. **Exterior materials and proposed colors have been included on the elevations.**

6. GENERAL NOTES.

- Add a note to the plans stating that pavement design for the clubhouse/pool parking lot shall meet the standards of UDO Section 8.620.
- Add a note to the plans stating that clubhouse and swimming pool area shall meet the lighting requirements UDO Article 8, and that the pool area shall meet the lighting requirements of UDO Section 6.510. **These notes have been added to the cover sheet.**

7. STREET NAME CHANGE. If the proposed development is approved, a street name change application shall be required to change the street name suffix from Road to Court for the future cul-de-sac. This comment is for informational purposes and requires no action at this time. **Comment noted.**

8. STREET NAMES.

- For addressing purposes, the suffix for the north-south segment of the proposed Bennet Lane shall be changed to differentiate it from the east-west segment of Bennet Lane.
- For addressing purposes, the proposed Coltons Drive has a natural break between the north-south and east-west segments at the intersection with Karens Drive. Coltons Drive shall only be use for one of the segments. A different name shall be provided for the remaining segment. **Street names have been revised.**

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

1. A waiver for the peripheral drainage area at P-3 appeared to be missing from the submittal package. Please contact me for the template, and it will be forwarded to you. Ensure the template form is properly completed, along with a signed and sealed summary of the proposed waiver request (i.e., not the complete stormwater report, although the summary may reference the stormwater report), along with an exhibit(s) showing the requested waiver. **A waiver is being included with the submittal.**
2. The Phasing Plan shown on Sheet 1 of 5 of the Preliminary Plat should include a list of traffic improvements to be completed along with each phase. It should also include a list of water line improvements to be made during the 1st phase. In terms of downstream sanitary sewer improvements, the phasing plan on this sheet should include these improvements as being required during the 1st phase of the project, with final determination to be made at a later date. Hook road at the intersection cul-de-sac hamblen road Phase 2. Continued extension of hook road to the west boundary. **Phasing notes have been included on the Preliminary Plat.**

3. Downstream sanitary sewer improvements shall follow the recommendations by Water Utilities. Alternatives were presented to you in the form of an email dated Jul. 11, 2022 from Jeff Thorn, Deputy Director of Water Utilities. The timing for these downstream improvements shall be determined at a later date, but it should be assumed the first phase of the project will trigger the downstream improvements. **Comment noted. In lieu of completing improvements the estimated value shall be provided in escrow per agreement with Jeff Thorn.**
4. Water line connection points shall follow the guidelines established by the email dated Jul. 11, 2022 from Jeff Thorn, Deputy Director of Water Utilities. This letter included a pdf markup of the Rezoning Map dated May 26, 2022, with an alternative to loop back to an "emergency interconnect" with District 12 water located near the southeast portion of the project. If this "emergency interconnect" cannot be made, or if conditions do not allow for this connection to be made, the water line shall be looped along the Hook Rd. extension to the west with a 12 inch line shall be required. This extension, if required, shall be made along the entire length of the Hook Rd. extension and shall be extended to the major distribution main along the east side of M-291. **Comment acknowledged.**
5. The timing of the water line loop construction discussed in the above comment shall be at project initiation (i.e., the first phase of the project). **Comment acknowledged.**
6. Please be aware this is not a final review of the engineering drawings included with the submittal package. **Comment acknowledged.**

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

1. The Traffic Study/Memo submitted is incomplete. A study should be prepared in accordance with the City's Access Management Code for the proposed development. Some additional analysis should be included (trip distribution, intersection analysis/LOS, section on compliance with the City's Unimproved Road Policy, recently installed signals north, etc.). While improvements are included in the conclusion/recommendation section, justification for these should be included with the report. **A revised traffic study is being included with the submittal.**

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

1. 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. **Comment noted.**

2. 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.**
3. The north/south portion of Colton Drive should have a different suffix from the east/west portion of Coltons Drive, with a name break at Karens Drive. **Preliminary Plat has been revised.**