

## Commercial Rezoning with Preliminary Development Plan Applicant's Letter

**Date:** Monday, May 08, 2023

**To:**

**Property Owner:** GRIFFIN RILEY INVESTMENTS      Email:  
LLC

**Applicant:** GRIFFIN RILEY INVESTMENTS LLC      Email:

**Engineer:** SCHLAGEL & ASSOCIATES      Email: SCHLAGEL & ASSOCIATES

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023093  
**Application Type:** Commercial Rezoning with Preliminary Development Plan  
**Application Name:** Pryor Mixed-Use  
**Location:** 1805 SW M 150 HWY, LEES SUMMIT, MO 64082  
1905 SW M 150 HWY, LEES SUMMIT, MO 64082

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### Tentative Schedule

Submit revised plans by 4pm on Tuesday, May 23, 2023 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting:                      May 09, 2023 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.

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### 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**

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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**

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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:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a completed rezoning and preliminary development plan application form with signatures.
2. Please provide a legal description of the project in a selectable format.
3. Sheet Z1.0 – Please label the existing and proposed zoning districts of the property to be rezoned. Show the zoning, land use, and ownership of all parcels within 300 feet of the property to be rezoned.
4. Please show the location of all of all oil and gas wells, whether active, inactive, or capped. If none are present please add a note stating so and cite your source of information.
5. Please label the building setbacks from the property lines.
6. Please provide details for all proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer’s specification sheets shall be submitted.
7. Will the project be passed? If so please provide details on the phasing of the development.
8. Please provide the unit type (1,2, or 3 br,) for the multifamily portion of the project.
9. In the site data table please provide the FAR for lots 3 & 4.
10. Please provide a narrative statement that explains the need and justification for all requested modifications.
11. The future land use map of the adopted Comp Plan identifies the subject property as the Residential 1. The proposed development is inconsistent with the proposed development. A Comp Plan amendment application will need to accompany the Rezoning/PDP applications.
12. The future land use map of the adopted Comp Plan identifies the properties on the east and south boundaries as the Residential 1 (low density residential). A high impact buffer on the east and south property lines will be required. Please update the plans to reflect this requirement.
13. Please provide a detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property.
14. Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use.

15. Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Please label the width of the proposed ADA stall and aisles.

16. Accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet. Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Such spaces separated by a drive aisle shall have clearly discernible cross walks.

17. All signs must comply with the sign requirements as outlined in the sign section of the UDO. The monument sign at the intersection of SW Pryor Rd and MO 150 looks large. If you are going to seek a modification for an over sized sign please provide details.

18. Pedestrian connectivity is an important element of the M-150 CORRIDOR DEVELOPMENT OVERLAY (CDO) District and in the implementation of the goals related to the "community for all ages" initiative that the City has embraced and is committed to. All development in the CDO shall provide a network of on-site pedestrian walkways. In order to meet these requirements please provide the following:

- Public sidewalks along the perimeter streets adjacent to the development are required.
- Pedestrian connections from the required public sidewalk on MO 150 to lots 3 & 4.
- A sidewalk connection from the parking lots to the proposed walking trail around the detention basin.
- Sidewalk connections from building 4 and amenity area to access the public sidewalk (through lot 3 & 4) along MO 150.
- A sidewalk adjacent to the north side of building 3.

19. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened. Roof-mounted mechanical equipment. Details for the Roof-mounted mechanical equipment can be finalized during the FDP process but you will need to plan for it now.

20. Wall-mounted mechanical equipment, except air conditioning equipment (e.g., window AC units), that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and color of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building. Details for the wall-mounted mechanical equipment can be finalized during the FDP process but you will need to plan for it now.

21. Ground-mounted mechanical equipment shall be screened from view by landscaping or by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened. Will there be any ground-mounted mechanical equipment? Details for the ground-mounted mechanical equipment can be finalized during the FDP process but you will need to plan for it now.

22. All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening.

23. Multi-family buildings, three stories and above, shall, at a minimum, equip one out of every three buildings with an ADA approved elevator. This requirement is an instrument to establish the goals set out in the City's commitment to provide "a community for all ages." Please provide details on how you are meeting this requirement.

24. The elevations of all multi-family buildings shall be articulated through the incorporation of at least three or more of the following: 1) Balconies; 2) Bay or box windows; 3) Porches or covered entries; 4) Dormers or other variations in the roof plane; 5) Accent materials such as brick, stone, or stucco with banding highlights; 6) Shutters; 7) Variation in window sizes and shapes; or 8) Vertical elements that demarcate building modules. Please articulate how you are meeting this requirement.

25. For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the following design elements: 1) Balconies; 2) Bay or box windows; 3) Porches or covered entries; 4) Dormers or other variations in the roof plane; 5) Accent materials such as brick, stone, or stucco with banding highlights; 6) Shutters; 7) Variation in window sizes and shapes; or 8) Vertical elements that demarcate building modules. Please articulate how you are meeting this requirement.

26. The maximum length of any multifamily building shall be 180 feet. Additional building length may be utilized when a minimum off-set of 4 feet for every 100 feet of building length to create a visually pleasing effect. Please articulate how you are meeting this requirement.

27. At least 20 percent of all walls facing a public street shall contain windows or doorways. Please provide details on how this is being meet.

28. Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage of a multi-family development. To the maximum extent practicable, freestanding parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street. Rear walls of detached garages over 40 feet in length that back onto the perimeter street shall be articulated or punctuated through the use of window openings or other similar techniques. The garages along SW Pryor Rd. are not meeting these requirements.

29. New buildings shall incorporate a minimum of three of the following features: (1) Solar (passive or active), wind or geothermal renewable energy systems; (2) Energy-efficient materials, including recycled materials that meet the requirements of this Code; (3) Materials that are produced from renewable resources; (4) A green roof, such as a vegetated roof, or a cool roof; (5) Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements; (6) A greywater recycling system; (7) Electrical vehicle charging station; (8) Xeriscape or water-conserving landscape materials; (9) Drip irrigation system for landscaped areas; (10) Shared parking; (11) Shade structures, covered parking, or shaded walkways. Please articulate how you are meeting this requirement.

30. Buildings shall incorporate four-sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same or similar materials on all building facades. All sides of a building shall be architecturally finished with equal levels of materials and detailing. Blank walls void of architectural details or other variation are prohibited. The architectural design within a multi-building development of structures (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character. The proposed facades for lots 3 & 4 are lacking and do not meet the minimum requirements of the CDO or Article 8 of the UDO.

**Engineering Review**

Gene Williams, P.E.  
(816) 969-1223

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

1. The report entitled "Preliminary Stormwater Management Plan" dated Apr. 21, 2023 was incomplete in terms of delineating the stream buffer, the methodology used to determine the ordinary high water mark, and a lack of discussion of the sub-tributary from Osage subdivision to the west and across Pryor Rd. Please provide a detailed

discussion of the stream buffer issues relevant to this project. Please be aware a field survey shall likely be required to determine the location of the ordinary high water mark.

2. It should be noted the sub-tributary to the west of your project may be less than 40 acres and hence may not be subject to a stream buffer, and a preliminary analysis by staff showed the drainage area at 39 acres. Please confirm the upstream drainage area for this sub-tributary, and if less than 40 acres, a stream buffer would not be required in this instance. Please discuss within the revised stormwater report.
3. The stream buffer shown on the southeast corner of the project is missing dimensions from the ordinary high water mark, and is also missing the location of the existing tree line. The latter may have a bearing on the dam encroachment into the stream buffer.
4. The preliminary stormwater study dated Apr. 21, 2023 was missing the discussion of the waiver to the stream buffer requirement for the dam encroachment. Please discuss the stream buffer waiver for this encroachment, or remove the dam from the stream buffer.
5. If a waiver is sought for the stream buffer, it shall be submitted on a form provided by the City, along with a signed and sealed summary with citations, and exhibits.
6. The preliminary location of the emergency spillway shall be shown on the Preliminary Development Plan. It shall be located in an area which shall not adversely impact downstream properties.
7. The location of the 100 year water surface elevation (WSE) shall be shown for the clogged condition/zero available storage. Dimension lines from this WSE shall be provided from property lines and buildings to ensure there is a minimum 20 foot setback.
8. It is unclear what the final disposition entails for the "drainage way" shown along the south side of the project. Are you proposing to allow this drainage way to remain as-is, or will this be routed underground? If you intend to keep this drainage way as-is, the contours in the vicinity of the detention basin do not make sense and it is unclear how this will function. In addition, the proposed contours appear to show the drainage way being diverted onto property not owned by the developer. Please clarify on the plans.
9. The water main along Osage Dr. shall be called-out in terms of sizing. It appears a 12 inch line shall be required to the eastern plat boundary. Please revise.
10. Osage Dr. appears to be a collector street, and should be specified as 36 feet back of curb to back of curb. Please revise.
11. General utility easement shall be shown along all street frontage, including M-150. The minimum width is 10 feet, or as deemed appropriate by sanitary sewer depth. In the case of the public sanitary sewer shown near the northwest corner of the project, an easement shall be required whose width is dictated by the depth of the sanitary sewer for future extension towards Crane Rd./M-150 intersection.
12. A preliminary profile view of the public sanitary sewer shall be required. In addition, a profile view of a potential future extension of public sanitary sewer towards the Crane Rd./M-150 intersection shall also be provided to ensure the system is capable of receiving sanitary sewage from Grand Summit View subdivision on the north side of M-150 to the north of your project.
13. A concept plan for the off-site traffic improvements on Pryor Rd. at the Osage Dr. entrance shall be required as part of the Preliminary Development Plan. Please update as appropriate.

14. A concept plan for the off-site traffic improvements on Pryor Rd. along the entire frontage shall be provided, including any new right of way required for the project. Please revise as appropriate.

<b>Traffic Review</b>	Brad Cooley, P.E., RSPI	Corrections
	Brad.Cooley@cityofls.net	

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1. MoDOT's review and approval of the plans/TIS will be required.
2. TIS: The report states there is a sight distance issue on MO-150 with no recommendation to mitigate.

<b>Fire Review</b>	Jim Eden	Assistant Chief	Corrections
	(816) 969-1303	Jim.Eden@cityofls.net	

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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 2018 International Fire Code.
2. 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.

Provide a hydrant plan.

3. 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.

Show the location of FDC's and a the hydrant within 100 feet.

4. Show aparatus turning movements with a 44 foot straight truck.

5. 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.

Work with Water Utilities to water model the project and determine if there is adequate fire fow per IFC Table B105.2(2). A 50% reduction is allowed for sprinklered buildings.