

Commercial Rezoning with Preliminary Development Plan Applicant's Letter

Date: Tuesday, June 27, 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 - PDP
Location: 1805 SW M 150 HWY, LEES SUMMIT, MO 64082
1905 SW M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Tuesday, July 11, 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.

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	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. To calculate the required parking and for my staff letter I will need the specific unit type breakdown. How many studios, 1 bedroom, 2 bedrooms & 3 bedrooms are being proposed? Please provide the unit type (1, 2, or 3 br.) for the multi-family portion of the project.
2. The future land use map of the adopted Comp Plan identifies the properties on the east and south boundaries as Residential 1 (low density residential). A high impact buffer on the east and south property lines will be required. The most recent plan submittal shows a low impact buffer on the south and a medium impact buffer on the east. Please update the plans to reflect this requirement.
3. Please provide a sidewalk connection from the east side of lot 3 to the amenity area (pickle ball and dog park). Please also provide a sidewalk connection from the north east side of building 1 to Osage Drive.
4. The maximum length of any multi-family building shall be 180 feet. Additional building length may be utilized when a minimum off-site of 4 feet for every 100 feet of building length to create a visually pleasing effect. Please articulate how you are meeting this requirement. The revised plans do not provide information or dimensions to indicate that this requirement is being satisfied.
5. At least 20 percent of all walls facing a public street shall contain windows or doorways. Please provide details on how this is being met. The revised plans do not provide information to indicate that this requirement is being satisfied.
6. 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. While you have stated that the parking structures will include four-sided architectural and include windows on the west facades, the garages along SW Pryor Rd. are not meeting the 30% requirement. Please provide a written request and justification for a modification to this requirement. Elevations for the detached garages will be required. These garages are also with in the required 50' setback. This will require a modification as well.
7. 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. The revised plans do not provide the minimum level of architecture elements to satisfy this requirement.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Utility plan has changed since the previous submittal, and water lines that were intended to be private are shown as public lines, which is not desired by the City. This includes all interior lines north and south of the public road bisecting the project. Please ensure all labels show these lines as private on all sheets.
2. Private fire lines shall include a backflow vault outside the easement and near the public water main. This includes all private fire lines, including private fire lines serving only a fire hydrant. Please revise by showing the location of all backflow vaults for the private fire lines.
3. The road plan has changed since the previous submittal, and the street terminates prior to the plat boundary with no apparent reason for termination. It appears drainage will not be an issue if extending to the plat boundary, so please evaluate and revise as appropriate. It appears the road should be extended to the plat boundary, including the public water main.
4. Sanitary sewer manhole A5 does not appear deep enough to serve the property to the north of M-150. Recommend the flowline of manhole A5 be set at 1013 +/- . Please revise the plan and profile as appropriate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 flow per IFC Table B105.2(2). A 50% reduction is allowed for sprinklered buildings.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. MoDOT approval will be required before traffic approval will be given.
2. All radii at the entrances must be 35'.
3. When 4-section head is added Northbound Pryor to provide a right turn overlap, the westbound U-turns need to be prohibited to eliminate the conflict. They are currently allowed today with NB right turns yielding to U-turns.