



**Application Number:** PL2023162  
**Application Type:** Commercial Preliminary Development Plan  
**Application Name:** Tailormade Landing  
**Location:** 1600 SE HAMBLER RD, LEES SUMMIT, MO 64081

#### Planning Review

1. Please provide completed application and ownership affidavit forms, including signatures.
  - Provided
2. The original PDP for Tailormade Landing (PL2017-166) and the FDP (PL2017-250) showed the driveway being converted to a private street with sidewalks, curb/gutter and a cul-de-sac once the future lots were developed. This is still the expectation. Please update the plans to reflect this requirement.
  - The drive is intended to serve as a private access easement for both Lot 1 and 2
3. Please provide details on the 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.
  - Site lighting will be deferred to Final Development Plan and will meet Code Requirements
4. Please provide details on the building elevations of all sides depicting the general style, size and exterior construction materials, height and color schedule of the building proposed. In the event of several building types, a minimum of one elevation of each building type is required.
  - Provided
5. Please provide a narrative statement that explains the need for modification of the applicable zoning district regulations, as such modification is permitted pursuant to Article 5, shall be submitted in support of the application for the preliminary development plan approval.
  - Separate modification request has been provided
6. Street trees, shrubs and parking lot screening is required along both public and private streets. The landscaping requirements will be greatly impacted by the required private street. Please update the landscaping plan to meet the UDO requirements.
  - Per our discussion at the Applicant's meeting we are utilizing the entry from Hamblen Road as the access onto a private parking lot. There is an access easement to allow access to both lots but the parking lot is not to be considered a private street, as such no additional street landscaping is required. The area is primarily Industrial in the surrounding area and the landscaping is not necessary.



7. Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street.

- Note has been added to the landscaping adjacent to Hamblen Road

8. In commercial and industrial districts, any parking or loading area visible from a street shall be separated from the street right-of way with a landscape strip at least 20 feet wide. Please label the parking lot setback from the private street.

- Noted and provided however see comment #6 as related to private street.

9. Open areas not covered with other materials shall be covered with sod. What is the ground cover between the parking lot and the south side of the building? Is this area a sidewalk?

- Note added to L.100

10. On the south east corner of the building the pavement and curbing ends. I am confused as to what is being proposed in the area.

- Hatching has been updated for the dock and trash enclosure area

11. Please label the proposed materials of the trash enclosure. Also, please indicate on the site plan where the trash enclosure will be located.

- Located on building elevations

12. Head-in parking from any public right-of-way or private street shall not be permitted. The parking along the private street will need to be redesigned.

- See Comment #6
- This is overflow parking and since the hours of operation of Lot 1 and 2 are opposite the area will serve as a parking area with an access drive and not a private drive.

13. Distance of driveways from intersections and from other driveways shall conform to the Access Management Code. As this will be a private street please confirm with Public Work, Traffic, that the proposed parking lot entrances will meet these requirements.

- This is a parking area with an access easement and not a private drive so comment will not apply in our opinion

14. Parking lot lighting is required. Please provide details to include location, pole/light height and fixture to be used.

- Lighting will meet Code and be deferred to Final Development Plan

15. For parking lots with 151 – 200 stalls a minimum of 6 ADA stalls are required.

- ADA Spaces have been added



16. Please provide details on how you calculated the total number of parking needed.

- Discussion of parking requirements was added to C.001
- 5 Courts with 12 persons per court (60 cars)
- Top of every hour teams will change so double car count (60 Car)
- 2,000 sf of office (8 cars)
- Total Required 128 Cars / 174 Provided

17. Label the building setback from the property line at the southwest corner of the building.

- Added Dimension

18. Please label the setback between the building and the parking lot.

- Added Dimension

### Engineering Review

1. Lot 1 is shown on the cover sheet, but it does not appear Lot 2 was labeled. Please label all lots to be replatted as part of the project.

- Additional notes have been added

2. Sheet C.200: Off-site contours were missing on the west side of the building, and hence no review of the drainage system along the west side of the building could be conducted. Please show enough off-site elevation contours to ensure the system will work as shown.

- Added C.201 and offsite storm calculations were provided on that sheet.
- The 100 year storm event will be collected within the system and an overflow swale has been constructed to the pond

3. Sheet C.400: The sanitary sewer lateral is being shown as a tee. Tees are not allowed in the City of Lee's Summit. Please specify a wye to be cut-into the main.

- Updated the Tee to a Wye

4. Sheet C.500: Water meter is shown within a drainage swale and directly on top of a shallow culvert. Please move the water meter outside the drainage swale and ensure there are no conflicts with the shallow culvert.

- Updated the meter and line location

5. Fire Line Comments: You are proposing to connect to a private fire line serving Lot 1. In addition, the existing fire line and domestic lines are located on what appears to be Lot 2 (unlabeled). Appropriate easements shall be required to ensure Lot 1 and Lot 2 have the rights to utilize these lines. Please show in general terms the limits of these easements, and who they are dedicated from and who they are dedicated to.

- Noted and notes have been added to show easement and various water lines



6. Fire flow will need to be modeled to ensure the sizing and velocity within the line is sufficient to serve the new building. What is the use of the building? We will need this information to model the flows, and in particular, to ensure the 8 inch line beneath Hamblen Rd. has sufficient capacity to serve the building, and ensure velocities are less than 10 feet per second during a fire. If not, it may be necessary to upgrade this line beneath Hamblen Rd. Please provide the use of the building so this can be modeled by staff.

- Noted on the use of the building is a athletic training facility. Assuming 1 – 12 person team per field, 5 fields total, and expect 4 hours of use per night
- Weekend use would likely extend to 8 hours of use per day

7. The Preliminary Development Plan contained several items normally reviewed at Final Development Plan phase, and hence, those items shall be reviewed later.

- Noted

8. According to the Preliminary Development Plan for the previous phase, the driveway was to become a public street upon re-platting. How was this driveway constructed? If not built to City standards, it will need to be reconstructed to City standards. Please evaluate and respond as appropriate.

- The drive will be constructed as a parking lot with an access drive

#### **Traffic Review**

1. Staff does not agree with the trip generation provided. It is likely that there will be more than one team practicing per court and there will be a lot of overlap at the beginning and end of practices. A full TIS is required.

- The court is designed for 1 team to use each field per hour

2. The improvements along Hamblen Road were agreed to be 6 FT shoulders and 12 FT lanes. The curb proposed in the TIS is not appropriate given the open ditch drainage along the corridor, and should be removed or additional drainage improvements will be required.

- The study has been updated to reflect a 6 foot widening on east to provide, 2 – 12 foot lanes with 2 – 6 foot shoulders, see C.250

3. The parking spaces along the drive way are not recommended. The entering and exiting traffic will hinder any vehicles from backing in and out of the spaces and will cause conflict.

- The area will function as a parking area directly connected to Hamblen Road and the parking spaces and drive-way would be similar to all commercial use area

4. The applicant will be required to provide payment in lue of for sidewalk along the property frontage. The plans will also need to show the location of the sidewalk and any ROW will need to be donated to the City.

- Noted