



**C&S Companies**  
141 Elm Street, Suite 100  
Buffalo, NY 14203  
p: (716) 847-1630  
f: (716) 847-1454  
www.cscos.com

08/28/2023

Scott Ready  
Project Manager

Re: Clover Communities – Lee’s Summit Senior Living 8/23/2023 Comments

File: F53.519.002

Dear Mr. Ready:

We are in receipt of your review comment letter dated August 23, 2023 and would like to offer the following responses to the comments:

**Analysis of Commercial Rezoning with Preliminary Development Plan:**

1. *Acreage – In the site data table please list the total acreage of the project in feet and acres.*

*The comment response letter states that the above-referenced information is provided on the resubmittal, but staff cannot find such information being provided.*

**Response:** The site area is listed in the “MINIMUM LOT SIZE PER UNIT” row of the Development Summary Table. The summary table has been updated to have a separate line for lot size.

2. *Acreage Buffer/screen requirements - Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with Table 8.890 of the UDO. In this case the project abuts PO zoned properties on the west and south property lines. This will require medium impact screening buffers.*

**Response:** Understood.

*-The response letter and revised landscape plan indicate that existing vegetation will be left in place to meet the required buffer. However, there isn't enough information on the landscape plan to demonstrate that the proposed retention of existing landscaping plus proposed area plantings actually satisfy the quantities required for a medium-impact landscape buffer. Provide a tree conservation plan in accordance with UDO Section 8.740 in support of the proposed use of existing vegetation to meet the minimum landscaping requirements.*

**Response:** Currently the vegetation on the site is too dense to get an accurate tree survey. We would like to request to be able to complete the survey after the site has been cleared and add plantings as required during construction and before Certificate of Final Acceptance.

*-Please explain how the medium impact landscaping calculation provided on the landscaping plan based on 3,937 sq. ft. of buffer area determined. There are areas along the west and south border of the proposed detention basin noting that existing vegetation will serve as the required buffer, but those areas only range from 5' to 15' in width. Landscape buffers are required to be a minimum 20' in width.*

**Response:** The plan shows 20 feet or more of the existing vegetation to remain for 253 feet of the southern property line and approximately 209 feet along the Western property line. We are also showing a 4' high fence along the top of the detention basin berm (per section 8.880 D.) for approximately 412 feet. These all extend 20' or more from the property lines. These will provide the required 20' buffer along 874+/- feet of the 1071 feet of West and South property lines requiring a buffer. This leaves 197 feet (1071-874) of property line requiring additional buffer.  $197 \times 20 = 3940$  sf of required buffer area. The calculations on C-105 state 3937. The 3 sf difference is due to rounding of lengths, but does not impact the required number of plantings.

3. *Number of Parking spaces - You are requesting nearly a 40% reduction in provided parking. Please provide justification for such a drastic reduction.*

*- The response letter indicates that other Clover properties provide parking at a 1:1 ratio and is found to be sufficient. Provide a list of comparable properties within the Clover portfolio showing the number of dwelling units and provided number of parking spaces for said properties in support of the request to provide a reduced number of parking spaces from the City's standard.*

**Response:** Enclosed please find a list of properties in Clover's portfolio showing the number of dwelling units and provided number of parking spaces. Typically, the parking utilization is 0.85 spaces per unit. We are providing 1.2 spaces per unit.

4. *All signs must comply with the sign requirements as outlined in the sign section of the ordinance.*

*- The sign detail provided on Sheet C-502 does meet the definition of a monument sign under the City's sign ordinance. A solid masonry/stone veneer base shall be added which extends from column to column and from the ground to the bottom of the sign panel.*

**Response:** The sign detail has been updated as requested.

5. *Building Elevations – Airport Zones - For any property within two miles of the airport, a Form 7460 shall be completed and submitted to the FAA, and comments received back prior to any construction.*

*- The applicant has acknowledged the comment above. The comment is being kept for informational purposes only. No further action is required at this time.*

**Response:** Acknowledged.

6. *Platting - This property requires platting prior to the issuance of building permits.*

*- The applicant has acknowledged the comment above. The comment is being kept for informational purposes only. No further action is required at this time.*

**Response:** Acknowledged.

7. *Building materials – The proposed vinyl siding is not a common building material currently utilized on similar deplanements within the City. Please provide additional details and a sample of the proposed product to be used.*

*- The response letter indicates that a heavy gauge vinyl has been selected as a building material, but no manufacturer specification or digital sample board has been provided as previously requested. What is the gauge of the vinyl siding?*

**Response:** The proposed vinyl siding has a minimum thickness of 0.046” and varies by siding type. Attached to this response please see product cut sheets with more information on the proposed vinyl siding including its thickness/gauge.

8. *Building materials – Trash enclosure gates are required to have solid steel opaque gates painted to be compatible with the color of the masonry walls and building it is to serve, or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.*

*- The proposed chain link with slats on the trash enclosure gates are not an approved material. The trash enclosure gates shall be constructed using one of the two material options cited above.*

**Response:** The trash enclosure detail has been updated and now calls for “solid steel opaque gates, paint color to be selected by architect”.

9 *Architecture. Staff is continuing to evaluate the revised building elevations to determine if the changes satisfy the four-sided architecture requirement and the requirement for horizontal and vertical breaks on all facades*

**Response:** Acknowledged.

### **Engineering Review**

1. *All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.*

**Response:** Acknowledged.

2. *All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).*

**Response:** Acknowledged.

3. *All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.*

**Response:** Acknowledged.

4. *A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.*

**Response:** Acknowledged.

5. *All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of the final plat and prior to approval of any Final Development Plan. A certified copy shall be submitted to the City for verification.*

**Response:** Acknowledged.

6. *Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.*

**Response:** Detail C1 on C-501 is in accordance with Table 8-5.

7. *Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.*

**Response:** Acknowledged.

## **Fire Review**

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.*

*Confirm with Water Utilities there is adequate fire flow per IFC Table B105.1(2) for a 142,300 square foot VA or VB building, with a 50% reduction for having an automatic sprinkler system.*

*08/21/2023 Will confirm with Water Utilities water model that 3,375 GPM is able to be provided.*

**Response:** Acknowledged.

If you have any questions, please feel free to reach out to me anytime.

Sincerely,

C&S ENGINEERS, INC.

Eric Daniel

EJD