

September 26th, 2023

City of Lee's Summit, Missouri
Attn: Nikia Chapman-Freiberger
220 SE Green Street
Lee's Summit, MO 64063

RE: Lee's Summit Downtown Market – PDP

We are responding to your comments dated September 7th, 2023, and are submitting with this letter revised plans and other required documents. Please find the original comments copied from marked up pdf plans below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,
Korey Schulz

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.

Lane4 Property Group will coordinate with the city on notifications.

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.

Lane4 Property Group will coordinate with the city on notifications.

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.

Lane4 Property Group conducted neighborhood meeting on August 23, 2023.

Planning Review

1. A modification letter is required for the building materials on the second floor of the farmers market building. In the response letter dated August 28th it was stated that one was

provided with the resubmittal. I am not finding where that letter was submitted. Please resubmit the required letter.

Per the email dated 9/7 from Shannon McGuire, the modification letter was attached to the previously submitted response letter and the city has verified they have received the modification letter and that it looks good.

2. A sheet that showed generic details for the amenities like the playground, public art and wickets was previously submitted. Can you please provide this sheet again? This will help the public and governing bodies better understand the concept of what is being proposed. This sheet will not tie the design to the specific items depicted.

The amenities including the playground, public art, and wickets has not been submitted in the PDP submittal. These items are preliminary and still need to be developed prior to submitting to the city for planning review and approval. These amenities will be submitted during FDP submittal.

Engineering Review

1. Please clarify the drainage area being detained. It doesn't appear that the delineated area will be able to be captured.

The area being detained by isolator rows has been adjusted due to concerns the flows may not all be captured. Isolator rows are proposed to handle the canopy, farmer's market buildings.

2. Show and label all existing sidewalk, with width, along the project boundary. Sidewalk is required on Pad Site 3 along the Johnson Drive frontage. Please show this sidewalk as well as all required ADA ramps on the overall site. If a public project does not construct it, then the Pad Site 3 development would be required to construct the sidewalk.

Sidewalks on the perimeter of the project site will be constructed with the public roadway improvement plans. This includes sidewalks along 3rd Street, Johnson Street and 2nd Street. Those improvements are not shown on this plan set and will be submitted to the city in a separate public roadway submittal.

3. Provide existing contours on the AT&T site with the Final Development Plan submittal.

Existing contours will be added on the AT&T site where they allow access to their property. These will be included on the FDP submittal.

Traffic Review

1. We have not received an updated traffic study. We held a meeting with Olsson on 8/31/23 and discussed our comments on the TIS as well as what is expected for Phase 2. We will need Phase 2 TIS before we can proceed to Planning Commission.

The Updated Phase 1 study was provided to the city on 9/13/2023. The phase 2 study is being finalized and will be submitted to the city.

2. Where is everyone going to park for the hotel, residential, restaurants? The residential mentions provided garage parking spaces, but I'm not sure where this is since there is not a garage shown on the plans. They cannot use the public City Hall garage. Between the farmer's market and the event space, combined with normal downtown visitors, the garage will be full during events.

Parking for pad sites 1, 2 and 3 will be located on the pad site 3 where residential is proposed. This residential building will have a parking garage associated with it for parking the other pad sites.

3. Accessible parking is not addressed for any of the pad sites.
Accessible parking will be located in the parking garage on pad site 3.
4. Sheet L105 - Fire Truck Turning Plan shows trucks turning into a building and brick wall in the alley behind City Hall. It looks like they didn't extend their survey data far enough to pick up these structures.
Fire Truck turning plan has been revised to tighten turn up and avoid building.
5. Remove parking spaces from Green Street next to the garage.
We are requesting to allow these parking spaces to remain as shown which will provide needed drop off and pickup for the restaurant pad site along with the market space. These spaces have been located and designed to align to other parking stalls within the downtown district. They have been set back from the Green Street and 2nd Street intersection to avoid sight distance issues.
6. Curb returns need to be 35' for arterials.
Curb returns at the arterial intersections are designed at 35'.

Fire Review

1. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The fire lane width is the drivable surface and is not measured from back of curb. Make corrections where needed. Where the vertical distance between the grade plane and the highest roof surface exceeds 30' (105.1) the minimum width shall be 26 feet.

Action required-The lane along the south side of the Farmer's Market needs to reconfigure to provide adequate width without impeding egress from the building. The fire lane east of the Farmers Market should be designed for access to future multi-story structures along Johnson.

Current site design adjacent to the Farmers Market does not allow for a larger roadway. Current road width allows 20'-0" Wide drivable surface. The drive between the stage and pad site 3 is currently designed at a drivable 24'-0" width. The current design reflects our understanding that fire access is achievable on 3 sides of the building and a fire lane is not required in this location. We have revised this drive removing the designation as a fire lane yet still be drivable access at the current width shown.

2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an

approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- Knox access locks shall be provided on the gates behind the Farmer's Market.

This locking mechanism will be provided during Final Development Plans.

3. 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.
Olsson and GLMV acknowledge this.
4. IFC 304.3.3 - Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings, or combustible roof eave lines.

Action required- Where will the dumpster/dumpster enclosure be located?

At this time, the dumpsters are in the areas marked service on the plans. A more centralized dumpster strategy is proposed to be studied in the Final Development Plans. Labels have been added to the plans.