

## Commercial Preliminary Development Plan Applicant's Letter

**Date:** Sunday, December 10, 2023

**To:**

**Applicant:** ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

**Email Contact:** MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

**Property Owner:** CRCP INVESTMENTS LLC

Email:

**From:** Grant White,

**Re:**

**Application Number:** PL2023319

**Application Type:** Commercial Preliminary Development Plan

**Application Name:** Outlaw Harley Davidson

**Location:** 3100 NE CARNEGIE DR, LEES SUMMIT, MO 64064

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### Tentative Schedule

Submit revised plans by 4pm on Tuesday, December 26, 2023 . Revised documents shall be uploaded to the application through the online portal.

Applicant Meeting: December 12, 2023 at 09:30 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 Development Services 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 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 Preliminary Development Plan:**

<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Building Elevations – Please provide color elevations of the proposed building.
2. Ground cover - Open areas not covered with other materials shall be covered with sod. Please label these areas.
3. Trash Enclosures - A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. Where will the dumpsters be located for this site?
4. Island width - Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. The trees along NE Vanderbilt seem to be squeezed in. Please label the setback of the trees from the curbing and syntactic turf area. Please also label the width between the curbing and the turf in this area.
5. Parking lot screening - 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. Please add additional shrubs along the east edge of the parking lot adjacent to NE Ralph Powell Rd.
6. Parking dimensions – Parking stalls are required to be 9’ wide x 19’ deep or 9’ wide x 17’ deep if the parking space abuts a 6’ wide sidewalk or when abutting a curbed open green/landscaped space. The parking stall along the outer perimeter are to short, 15.5’. Please also label the sidewalk with between the building and parking stalls adjacent to the south and west facades of the building.
7. Curbing - CG-1 concrete curbing is required around all parking areas and access drives in office, commercial and industrial districts. You will need a modification to seek relief from this requirement for curbing around the “test area”.
8. Accessible Parking Space Size - 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 ADA aisles.
9. Accessible Parking Space Location - 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 discernable cross walks. Please relocate the ADA stalls nearest to the main entrance of the proposed building.
10. Accessible Parking Space Location – Please show the accessible route from the parking stall to the entrance. As show there is curbing blocking the rout from both sets of ADA stalls to the entrances.
11. Accessible Parking Space Location – How will you protect the building from errant vehicles parking in the ADA stalls? The use of curb blocks at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb is acceptable.

12. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.

13. Signs – The UDO limits the number of signs to 3 for a single tenant building in this zoning district. You will need to seek approval of your proposed sign package. Please do so by providing a written narrative providing justification for the requested sign package. Staff can support the signs package excluding the monument sign. See the below comment for more about the monument sign.

14. Monument sign – A monument sign is defined as a freestanding sign in which the entire bottom of the sign is in contact with the ground, or which is mounted on a solid base at least two-thirds of the width of the sign face, providing a solid and continuous background for the sign face from the ground to the top of the sign. The base of the proposed monument sign does not meet the minimum width requirement. Currently the sign base is only 40.3% of the width of the overall sign. It needs to be a minimum of 66.6% or 95.9" wide.

15. Signs – A monument sign is limited to 72 sq. ft. for the sign face area and 96 sq. ft. for the structure area with a maximum height of 12' tall in the CP-2 zoning district. The proposed sign far exceeds these limitations. Please reduce the size of the sign to meet the UDO requirements. Staff cannot support a sign this large.

16. Motorcycle sales is an allowed use in the CP-2 zoning district as long as there is no outdoor display. If you would like outdoor display of the motorcycles you will need to seek a modification.

17. Modification Statement - A narrative statement that explains the need for and justification for all requested modifications of the applicable zoning district regulations, shall be submitted in support of the application for the preliminary development plan approval.

18. Please show the proposed monument sign on the site plan, Sheet C. 101. There are 2 boxes on sheet C. 101 shown in the south east corner of the property but they are not labeled. Are these the monument sign?

19. Setbacks – Please label the set back of the bathroom building from the property line.

20. Easements may not be vacated by minor plat. This will require separate applications. Please remove these labels from the plan documents.

21. Label the width of the drive entrance from NE Ralph Powell Rd.

22. The south east corner of the proposed building look to be over the building setback line. Is this part of the building or is it something else?

23. The UDO requires all roof top units to be screened by a parapet wall at least the height of the units. Please provide more detail on how the RTUs will be screened. Are you proposing an inset parapet wall, are these bolted on screens or are you proposing another screening method? Will there be any ground mounted mechanical units?

24. Metal is a conditional material that will require the approval of the Planning Commission and City Council. Please label the total % of each façade material.

25. What material is being proposed on the underside of the awnings and roof overhangs?

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**Engineering Review**

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

Senior Staff Engineer  
Gene.Williams@cityofls.net

Corrections

1. The private water main shown on the utility plan needs substantial work. In addition, there are several conflicts with easements that need to be eliminated. The storm line shown in the southwest connecting to the curb inlet on Ralph Powell Rd. likely needs to be replaced. Features are called-out without any identification, and there are questionable materials shown on the call-outs. Finally, there is a private storm line crossing onto Lot 9-C without any apparent private easement. Please see separate sheet showing markups showing the various issues with the utility plan. This sheet will be provided separate from these comments.
2. Utility easements and egress/ingress easements shown on the previous plat need to be vacated by separate document to eliminate conflicts. This would include the cul-de-sac bulb, the easements shown around the cul-de-sac bulb, and any other areas where existing easements create conflicts with the placement of private stormwater structures, lighting, backflow vaults, etc.
3. As shown on the Preliminary Development Plan, it would appear Lot 9-C of the parent plat will be responsible for the majority of the private road maintenance serving this development from the north. There is no clear delineation of who maintains what, nor to what limits they are maintained. Please define on the replat who will be responsible for maintenance, and where they will be responsible for maintenance.
4. Nyloplast inlets are called-out on the private street access road. Please use the City standard curb inlet rather than a nyloplast inlet.
5. Trees are shown directly on top of the public sanitary main near the west side of the project. A minimum of 5 feet is required from the outside of the pipe or manhole to the outside of the mature tree trunk. Even though these trees are ornamental, it appears there are better alternatives than placing on top of the sanitary sewer line. Please revise.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

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 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Recommend more of a turn around at the southeast end of the parking lot.

3. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Fire lanes shall support 75,000-pounds.

4. IFC 503.3 - 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a

clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Post the lane coming from Vanderbilt and the southeast end of the parking lot.

5. 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 the FDC on the building.