



Application Number: PL2023335
Application Type: Commercial Rezoning with Preliminary Development Plan
Application Name: Pro Deo Youth Center
Location: 107 SE 9TH ST, LEES SUMMIT, MO 64063
902 SE DOUGLAS ST, LEES SUMMIT, MO 64063

Please find responses to City comments in bold below.

Planning Review

Corrections

1. REZONING.

- A rezoning map/exhibit with legal description shall be provided for the parcel (Southview Heights, Lot 9) that is proposed to be rezoned from RP-2 to CP-2 as part of this application. **ADDED.**

- The exhibit shall list the existing and proposed zoning, as well as the existing zoning of the surrounding properties located within 185' of the site. **ADDED.**

2. STREETS. Label the right-of-way widths for SE 9th St, SE Douglas St and SE Blue Pkwy. **REVISED.**

3. EASEMENTS. The Southview Heights plat shows that a 5' utility easement was dedicated along the west boundary of Lot 9 as part of said plat, as well as a 5' utility easement along the south boundaries of both Lots 9 and 10. The PDP drawing doesn't show said easements. The City does not seem to have any record of the easements being vacated. Show and label the existing easements. **ADDED.**

4. LOT LINE INFORMATION. Label the lot line dimensions and bearings. **REVISED.**

5. SIDEWALKS. Per discussion previously had during the pre-application meeting, the applicant will submit a request for payment in lieu of construction of sidewalk along SE Douglas St at the time of re-plat. **NOTED.**

6. PARKING LOT/DRIVEWAY.

- Dimension the pavement width (excluding curb and gutter) of the driveway, the parking lot drive aisle and drop-off lane. The minimum pavement width for the two-way traffic areas {driveway and parking lot drive aisle} shall be 24'; the drop-off lane shall be a minimum 10' wide. **REVISED.**

- The parking lot and associated aisles are required to be set back a minimum 20' from the SE 9th St right-of-way. They are currently shown with a 15' setback. **REVISED. DIMENSIONED.**

- To help avoid circulation conflicts for the drop-off lane, use pavement markings and signage (Exit Only/Do Not Enter) to identify the drop-off lane exit at the north end of the site. **ADDED SIGNAGE AND PAINT MARKING ARROWS.**

7. BUILDING DIMENSIONS. Label the dimension/distance from the west property line to the proposed closest point of the building. **ADDED.**

8. ADA PARKING SPACE. A sign shall be posted at the head of the ADA parking space identifying it as such. The sign shall be mounted a minimum 5' above finished grade, measured to the bottom of the sign. **ADDED.**



9. LIGHTING.

- Submit a photometric plan in accordance with UDO Section 8.230.
- Parking lot lighting shall be provided in accordance with UDO Section 8.250. Provide manufacturer specifications for review.
- Exterior wall-mounted fixtures shall comply with UDO Sections 8.260 and 8.270.
- Please note that the maximum allowable foot-candle level at an adjoining residential property line shall not exceed 0.5 foot-candles, measured at 3' above grade.

Site Lighting will meet all UDO requirements and will be provided with the Final Development Plan

10. SITE DATA TABLE.

- The information on Sheet C.100 lists the current zoning as only CP-2. This is partially correct. The portion of the site composed of Lot 9 is zoned RP-2. List both current zoning districts and include a "Proposed Zoning" line item that lists CP-2. **REVISED PARKING LABELS AND TABLE.**

-What use designation was used to determine the listed required number of parking spaces? Based on the proposed building size, the calculation was based on slightly less than 2 spaces/1,000 sq. ft. of gross floor area: Data shall be required to be submitted in support of the proposal to only require 2 spaces/1,000 sq. ft. to demonstrate a reasonable expectation that parking demand will be satisfied at the proposed parking rate.

Pro Deo Youth Facility operates Monday through Friday, 3pm to 5pm to serve as a resource for youth in our community. The proposed 7,800 sf facility is being designed to meet the needs of 40 to 60 youth from Lee's Summit High School, Lees Summit North High School and Lees Summit West High School. Students are required to register prior to attending so the Pro Deo can adequately staff and prepare for the days activities. Pro Deo maintains a Student to Staff ratio of 10 to 1 so on any given day there will be 4 to 6 Pro Deo Staff and/or volunteers. Students are brought to the facility by an adult or by the Pro Deo Vehicles. Pro Deo understand that in the future, should Pro Deo intend to hold an event, where additional parking is required, Pro Deo will be responsible to secure off-street parking at a nearby location or shuttle people to the facility. Pro Deo also understands that in the event the facility is no longer occupied by Pro Deo the future tenant / owner of the facility will be limited to uses of the facility that will not generate parking needs that exceed the 17 provided onsite parking spaces.

- With the current site of Pro Deo being adjacent to the high school, it can be easily reached by foot from high schoolers after school. Is it anticipated that more vehicle parking may be necessary compared to the parking demand generated by the existing site due to the increased travel distance from the high school?

A typical student is 15 years of age or younger and the parking demand is not anticipated to increase with this site. The current facility is located in proximity to LS North High

11. SITE LOCATION MAP. Correct the parking space number labels on the map on the cover sheet. There are 13 parking spaces along the west side of the parking lot, not 11. Add a label to capture the southern two (2) spaces along the east side of the parking lot. **REVISED.**

12. TRASH ENCLOSURE.

- Provide a detail of the proposed trash enclosure. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel 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. **ADDED TRASH ENCLOSURE DETAILS.**



- Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course. **ADDED NOTES AND UPDATED SIZE OF PAD**

13. BUILDING ELEVATIONS/MATERIALS.

- The proposed use of metal panels on the building exterior requires approval by the Planning Commission and City Council as a conditional material. As mentioned in the pre-application meeting, the use of metal panels is not common in residential areas and as such staff has some concern about the compatibility of said material on the north and west elevations that face existing abutting single-family residential development. The softening of the material palette on those particular elevations will contribute to the building's compatibility with the residential neighborhood. The west elevation has a fairly prominent use of metal panels.

THE METAL PANELS ARE ARCHITECTURAL GRADE, CONCEALED FASTENER SYSTEMS, CHOSEN FOR THEIR DURABILITY AND LOW-MAINTENANCE ATTRIBUTES. ALL MATERIALS COME WITH A FINISH WARRANTY, SURPASSING THE REQUIREMENTS, AND DEMANDING SIGNIFICANTLY LESS UPKEEP COMPARED TO RESIDENTIAL MATERIALS THAT SHARE A SIMILAR APPEARANCE.

THE INTERPLAY BETWEEN THE BRICK AND METAL PANELS IS IMPORTANT TO THE OVERALL DESIGN AESTHETIC AND CONTRIBUTES TO A VISUALLY APPEALING FACADE RELIEF, EFFECTIVELY DIMINISHING THE PERCEIVED SCALE OF THE ELEVATIONS ABUTTING THE RESIDENTIAL FRONTAGE.

OPTING FOR A HOMOGENEOUS OR LOWER-QUALITY MATERIAL WOULD COMPROMISE THE DESIGNED VISUAL IMPACT OF THE BUILDING ELEVATIONS. IN RESPONSE TO YOUR REQUEST, I'VE INCLUDED SAMPLE SPECIFICATION INFORMATION RELATED TO COMPARABLE PANELS UTILIZED ON PAST PROJECTS.

- Quantify the square footage and percentage use of metal panels on each of the building's four (4) sides. A percentage use of 30% has been used in the past by staff and City Council as a guide on previous projects, though projects have been approved with a higher percentage.

CURRENT MIX IS SHOWN AS 50%.

- Provide manufacturer specifications for the proposed metal panels to be used as an exterior material. **SEE ARCH. RESBUMITTAL**

14. LANDSCAPE PLAN.

- The scale bar on the landscape plan indicates a scale of 40'. The plan is actually drawn at 20' scale. **REVISED.**

- The UDO requires tree planting areas to be a minimum 10' in width, with no tree planted less than 4' from the back of a curb. One and/or both of these requirements aren't met for all of the trees planted in the "canoe" along the west side of the drop-off lane, and the island on the south side of the drop-off lane entrance (northeast of the trash enclosure). **REVISED.**



- A high-impact landscape buffer is required along the west property boundary between the proposed development and the abutting single-family residence. The buffer shall be composed of a 6' vinyl or masonry fence plus landscaping. See UDO Section 8.900.A for the screening options. A wood fence may be an acceptable fence material alternative if the abutting resident expresses a preference for the material, but will require a modification request. **REVISED.**

15. **PLAN SCALE.** The utility plan is listed as being drawn at 30' scale, but is actually 20' scale. Correct. **REVISED.**

16. **MECHANICAL EQUIPMENT.**

- There is no indication on the civil or architectural plans if there will be any roof-mounted or ground-mounted mechanical equipment (e.g. A/C condensers, etc.). Show the location of any RTUs or ground equipment on the civil and/or architectural plans as appropriate. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. Ground mounted equipment shall be totally screened from view by evergreen landscaping or masonry wall up to a height of the units to be screened. **ADDED NOTE TO LANDSCAPE PLAN. AT THIS TIME GROUND MOUNTED EQUIPMENT IS ANTICIPATED**

- All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with a roof to disguise their presence. Roof penetrations shall be shown on the preliminary and final plans to the extent possible. **AT THIS TIME LOCATIONS ARE UNKNOWN BUT PAITING OF THE PIPING IN NOTED**

17. **PLATTING.** The proposed development requires the re-platting of the two parcels into a single lot. A plat shall be approved and recorded prior to the issuance of any building permit. **NOTED.**

Engineering Review

1. Please revise the asphalt pavement section, KCMMB asphalt mix is now required. **NOTED AND UPDATED**

2. Please note the existing asphalt along SE Douglas Street being removed behind the proposed temporary curb. **ADDED DEMO LABEL.**

3. A minimum of 20' is required between the detention basin 100-year (clogged) WSE boundary and any building or property line. Based on the Detention Basin Plan in the Micro Storm Water Drainage Study, it appears that the building does not meet the separation requirement. Please revise accordingly. **DUE TO SITE CONSTRAINTS A WAIVER WILL BE REQUEST WITH THE FINAL DEVLEOPMENT PLAN FOR EITHER THE SETBACK FROM THE BUILDING OR THE RIGHT OF WAY. THE REDUCTION IS WARRARTED BY THE BUILDING DUE TO THE SAFETY PROVIDED BY THE RETAINING WALL AND WARRARTED BY THE RIGHT OF WAY AS THIS SITE SITS ADJACENT TO AN EXISTING ROAD SIDE DITCH**

4. Pro Deo isn't a "boys" home, please revise the drainage study General Information section. **NOTED AND UPDATED TO INCLUDE GIRLS TOO**



Fire Review

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. The building is shown with a water main for an automatic sprinkler system. **NOTED.**

2. 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.

Action required- Show the location of the FDC on the building. **ADDED FDC AND 4 INCH STORZ TYPE FITTING NOTE.**

Feel free to contact me should you have any additional questions regarding this project.

Thank You,

Matt Schlicht