

DEVELOPMENT SERVICES

**Residential Preliminary Development Plan
Applicant's Letter**

Date: Monday, April 08, 2024

To:

Property Owner: CLAYTON PROPERTIES GROUP INC Email:

Engineer/Surveyor: OWN, Inc. Email: tfox@wearown.com

Other: Summit Homes Email: permitting@summithomeskc.com

Applicant: CLAYTON PROPERTIES GROUP INC Email:

From: Scott Ready, Project Manager

Re:

Application Number: PL2024073

Application Type: Residential Preliminary Development Plan

Application Name: Cobey Creek

Location: 500 SE M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Tuesday, April 23, 2024 . Revised documents shall be uploaded to the application through the online portal.

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.

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

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

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 Residential Preliminary Development Plan:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Plan sheet shall be oriented so north is to the top or to the right side of the sheet. Sheet L1 is oriented with north to the left of the sheet. Please correct this.
2. Please show the location of all oil and gas wells, whether active, inactive, or capped. If none are present please add a note stating so and city your source of information.
3. Please provide details for the proposed lighting to be installed on the clubhouse and in the parking lot.
4. Preliminary building elevations of all sides depicting the general style, size and exterior construction materials and color schedule of the building proposed are required. The level of detail for the commercial component is good for a conceptual approval only. Development of these lot will require approval of a PDP by separate application.
5. Please provide color elevations for the proposed club house.
6. Please provide preliminary building elevations depicting all sides the proposed residential structures.
7. Please provide a narrative statement that briefly describes the proposed project and covers the differences from the proposed PDP and the previously approved PDP. Please also speak to how the proposed residential units will be compatible with the existing residential homes.
8. 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 aisle to ensure compliance with this requirement.
9. All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.
10. All signs must comply with the sign requirements as outlined in the sign section of the ordinance. If you are seeking approval of a sign package that exceeds the UDO regulations please provide sign details. If not proposing new signage or your signage will meet UDO standards disregard this comment.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The waivers discussed within the stormwater report for the peripheral drainage areas were already waived with the approval of Cobey Creek 2nd Plat engineering plans. Why are you requesting a waiver for these peripheral areas again?

2. Sheet C5: Grading does not match what was shown on previous grading plans between Amara and Redstone. Also between Redstone and Sunset Ridge. In addition, the grading does not make sense considering the fact that the previous plan incorporated a drainage swale in the backyards, along with field inlets spaced at appropriate locations. Please review and revise as appropriate.

3. Previous plan for the drainage swale to the south of Amara Dr. and east of Sanders showed a flat bottom swale centered on the property line, with half the flat bottom on the north property, and the other half on the south property. The new plan does not show this, but rather, grading to the property line thus forcing all stormwater onto one (1) property rather than both. Please revise as appropriate.

4. Greenway and Corbin: Rear yard swale should be shown between Greenway and Corbin, along with underground system and field inlet(s). Please revise as appropriate.

5. Please submit stormwater waiver request for the exceedance to the 2 year event on forms provided by the City. The form shall be provided separately from this applicant letter. The waiver request shall be prepared with a summary document, and exhibit(s). The summary document shall describe the citations within the Design and Construction Manual to be waived, along with the rationale on why they should be waived. Please do not submit the entire stormwater report. It is acceptable to reference the stormwater report, and include selected excerpts. The waiver shall be signed and sealed by a design professional licensed within the State of Missouri.

6. Is there any way to modify the existing outlet structure to meet the requirements for the 2 year release rate? Please discuss within the stormwater report and why this cannot be done. If applicable, this will need to be discussed within the waiver request.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

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1. Development will require MODOT approval before final approval can be granted.
 2. MO-150 will need to be widened and the required ROW dedicated for all proposed improvements.
 3. You propose a 190 FT Right turn lane and a 180 FT Left turn lane at Sunset Ridge. Previous requirements were for a 200 FT turn lane in both directions.
 4. Please provide a 10 FT shared use path along M-150 highway adjacent to the proposed development.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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1. Parking is allowed only on one side of the road on Sunset Ridge north of Cobey Creek Drive, Amara Drive, Redstone Drive, and Fairbrook Drive.
 2. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Hydrants for the commercial area and clubhouse not shown.

