

Commercial Preliminary Development Plan Applicant's Letter

Date: Friday, June 07, 2024

To:

Property Owner: OLDHAM INVESTORS LLC Email:

Applicant: MATT SCHLICHT Email: MSCHLICHT@ES-KC.COM

Property Owner: OLDHAM INVESTORS LLC Email:

Property Owner: MARKET STREET INVESTORS LLC Email:

From: Grant White,

Re:

Application Number: PL2024015
Application Type: Commercial Preliminary Development Plan
Application Name: Oldham Village Phase 2
Location: 1206 SW MARKET ST, LEES SUMMIT, MO 64081
1210 SW MARKET ST, LEES SUMMIT, MO 64081
1310 SW MARKET ST, LEES SUMMIT, MO 64081
1306 SW MARKET ST, Unit:A, LEES SUMMIT, MO 64081
101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081
1051 SW JEFFERSON ST, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, June 25, 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 Commercial Preliminary Development Plan:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PLAN BOUNDARIES/LEGAL DESCRIPTION. There is a lack of clarity as to the plan limits for which the subject application for Oldham Village Phase 2 covers, particularly when compared to the plans provided for the separate but associated Oldham Village Phase 1 application. The legal description for both application plan submittals are identical and cover approximately 45.41 acres. The Phase 2 plans depict the improvements on Phase 1 as if they are part of the Phase 2 submittal with no graphical distinction. Clearly call out the actual boundaries of the Phase 2 application and grey out or hatch out the portion of the area not covered by this plan and revise the legal description accordingly. Since the Phase 2 plan set depicts the layout and uses, is there any desire to bring both phases under a single PDP application with a detailed phasing plan that calls out the expected sequence of development and associated improvements?

2. STREETS/DRIVES. Label the widths of all the private streets/drives that will come off SW Jefferson St and the internal private drives and streets.

3. VACATION OF EASEMENTS/ROW. 1) Show, label and dimension the location of all existing and proposed easements. 2) The proposed layout will require the vacation of right-of-way and possibly easements as well under separate application prior to the issuance of any building permits.

4. SURROUNDING LAND USES. Label the existing subdivision name, ownership and zoning of adjacent development located within 185' of the project site.

5. LOT INFORMATION. Show, label and dimension all of the proposed lot lines, including lot numbers.

6. SIDEWALKS. 1) Label the proposed sidewalk width on the plans. 2) No sidewalk is shown along the south side of Lot 17. A minimum 5' sidewalk is required along the SW Persels Rd street frontage. 3) Sidewalk connections between the public streets and the individual lots shall be provided to accommodate and encourage pedestrian usage, particularly considering that Phase 2 of Oldham Village includes multi-family development.

7. SETBACKS. What setbacks regulations are sought to govern the PMIX-zoned development? Is the intent for standard CP-2 setbacks or some customized version?

8. BUILDING INFORMATION. Dimension the building footprints on all of the pad sites.

9. LIGHTING. No lighting or photometric information has been provided. Provide lighting and photometric information in accordance with the requirements of UDO Article 8, Subdivision 5.

10. BUILDING ELEVATIONS. 1) The same renderings and elevations provided for the Phase 1 application were submitted for the subject application. To which lots do the elevations and renderings correlate? 2) Scalable and dimensioned architectural building elevations of all elevations for each building shall be submitted as part of this application. The building elevations shall have callouts of all exterior building materials and colors. Only partial elevations for the north and west elevations of a Popeye's were provided. Renderings of a Panda Express, Smalls Sliders and Q39 were provided in lieu of architectural exterior building elevations. Renderings are helpful artistic representations that convey what a building will look like, but they only serve as a supplement to scalable architectural drawings.

11. SITE DATA TABLE. 1) The site data table information on Sheets C.100 and C.101 doesn't correlate to the actual plans. For example, square footages and uses on the plans don't match up to the listed information in the tables. Update and revise all site data table information, including the parking table information, to reflect the most recent plan revisions. 2) Provide impervious coverage percentages and FAR/density data for each individual lot in the site data table.

12. MODIFICATION REQUEST NARRATIVE -- GENERAL DEVELOPMENT STANDARDS - ENVISION LS OVERLAY. Because the subject property is located within the EnVision LS overlay area, please review the pertinent development standards that apply to the multi-family and commercial sites found starting with UDO Section 5.640. Provide documentation/response indicating how the development standards of the overlay are being met and provide a modification narrative for all aspects said requirements that are not being met.

13. COMMON AREA NOTE. Revise the common area note on Sheet C.100 to state that the POA (not HOA) shall own and be responsible for maintenance of all common area tracts.

14. LANDSCAPING/SCREEN BUFFER. At this PDP stage, just add a note to the plans that landscaping will be provided in accordance with the requirements of Article 8. Final details of said requirement and all other landscaping requirements will be reviewed and approved at the FDP stage.

15. OVERALL SITE PLAN (Sheet C.101). The overall site plan shown on this sheet includes information in a table that doesn't match what is graphically depicted on the sheet. Also gray out or hatch the lots that are not part of the Phase 2 plans if the intent is to move forward with separate PDP applications for Phases 1 and 2.

16. DRIVE-THROUGH QUEUING. Show that adequate queuing spaces are provided for all drive-through facilities in the form of a minimum 5-car stacking from the order box and 4-car stacking from the pickup window without backing out into the parking lot drive aisles.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Cleanup of the plans appears warranted. It appears there are developments labeled as Phase 1 which appear to be Phase 2 (i.e., see Lot 11). Please see Sheet C.101 which appears to show a discrepancy in what is shown for Phase 1 versus Phase 2 (i.e., Lot 11).

2. Sheet C.400: The sanitary sewer within the intersection does not appear to make sense. Please evaluate and revise as appropriate.

3. Please see comments related to the stream buffer and detention basin on Phase 1 of this project. The detention basin is within a stream buffer which is not allowed without a waiver. Development Engineering does not support a waiver to the stream buffer requirement in this instance. Please revise the plans as appropriate.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

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 503.2.3 - 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.

Parking lots for fire department access shall support 75,000-pounds.

3. IFC 503.3 - 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.

5. 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.

Provide a hydrant plan for public and private hydrants.

Traffic Review

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

1. All curb returns to public streets should be 35 FT to meet city desging guidelines. Please adjust or provide an engineering justyfication for the variation.