

DEVELOPMENT SERVICES

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

Date: Friday, July 19, 2024

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Property Owner: OLDHAM INVESTORS X LLC

Email:

Applicant: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Other: DRAKE DEVELOPMENT, LLC

Email: Ian@DrakeKC.com

From: Grant White,

Re:

Application Number: PL2023188

Application Type: Commercial Preliminary Development Plan

Application Name: Oldham Village Phase 1

Location: 1025 SW JEFFERSON ST, LEES SUMMIT, MO 64081
1031 SW JEFFERSON ST, LEES SUMMIT, MO 64081
101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, August 06, 2024 . Revised documents shall be uploaded to the application through the online portal.

Planning Commission Meeting: August 08, 2024 at 05:00 PM

City Council Public Hearing: September 03, 2024 at 06:00 PM

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. LOT 8 INTERNAL CIRCULATION. It was discussed in the applicant meeting that the proposed site layout compromises the functionality of the southernmost row of parking abutting the drive-through lane entrance because drive-through queues will block in said spaces. Additionally, the easternmost parking spaces in that same row are effectively forced to exit out of the parking lot during times of higher customer volume by circulating through the abutting drive-through lanes and thereby negatively impacting drive-through operations due to a lack of a by-pass lane.

The issue above was acknowledged during the applicant meeting to be addressed, but the resubmitted plans remain unchanged as it relates to this particular issue. There is also no written response addressing this matter accompanying the resubmittal. Staff will not move forward with PDP approval of Lot 8 without a detailed written response regarding the intentionality of the parking lot layout and how it is consistent with Chick-fil-A's operations. If no response is provided, staff will only recommend conceptual approval of Lot 8 that will require future preliminary development plan approval under separate application.

2. PLAN BOUNDARIES/LEGAL DESCRIPTION. The legal description for the Abundant Life Church property simply reads "Part of Lots 11 and 12, Clearview Acres...". This description is too vague to mean anything. A detailed description of the actual boundaries of said property is required for inclusion in any approval ordinance for the subject application.

3. LOT INFORMATION (PRELIMINARY PLAT). 1) Label the dimension for the east property line for Lot 1. 2) Label the dimensions for the west property lines for Lots 2 and 3. 3) Label the dimension for the shared east-west property line separating Lots 3 and 4. 4) The east property line dimension for Tract A is labeled as 554.01', but scales approximately 798'.

No preliminary plat sheet addressing the comments above was provided with the latest resubmittal.

4. SIDEWALKS. 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. Pedestrian connectivity shall be provided to all proposed lots.

5. BUILDING ELEVATIONS. 1) Scalable and dimensioned architectural building elevations of all elevations for each building is required for preliminary development plan approval. Staff has communicated to the applicant, and the

applicant has acknowledge, that only those lots with full architectural building elevations shall proceed looking for preliminary development plan approval as part of the subject application. All other lots with only renderings shall be considered for conceptual approval and shall require future preliminary development plan approval under separate application. 2) Regarding the proposed car wash elevations and the use of clear glass along the length of the tunnel, provide detail as to the maintenance program that the user follows to maintain the integrity (both aesthetic and otherwise) of the glass in a wet environment.

6. SITE DATA AND PARKING TABLES. 1) The Lot Area listed in the site data table on Sheet C.101 for Lot 11 do not match measured area in the PDP plan set. Also the listed lot areas for Lots 1 and 11 don't match what was depicted on the previously submitted preliminary plat sheet. 2) Provide the impervious coverage information for each lot in addition to the overall coverage listed for the development.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.

2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.

6. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

7. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

8. Sanitary sewer upgrades for Phase 1 identified by Water Utilities may be deferred until Phase 2, contingent upon the existing building at 1204 SW Jefferson St. not being utilized for tenants or occupants.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into

or within the jurisdiction.

Consult with Water Utilities to determine if there is adequate fire flow for the proposed buildings per IFC Table B105.1(2). A 50% reduction is allowed for having an automatic sprinkler system.

3. Provide a drawing showing turning movements on the fire lanes for a 44' straight fire truck. Show movements to shared parking lot accesses, private roads and particularly the aerial access lanes next to the apartment building

4. 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 complete hydrant plan showing public and private hydrants. Hydrant distances are measured around the buildings and not through them. Public hydrants shall be located and spaced per design standards Who will be responsible for the maintenance of private hydrants on the access roads?

Provide hydrants on four lane roads and roads separated separated by medians arrange hydrants on either side of the street wit an average spacing of 500 feet (IFC Table C102.1).

Traffic Review

Susan Barry, P.E.
(816) 969-1800

City Traffic Engineer
Susan.Barry@cityofls.net

Corrections

1. Change 5' sidewalk to 10 shared-use path from Jefferson to M291 (south side) and from Jefferson to Fieldhouse (south side). Can be done with FDP.

2. Access 3 needs to be moved farther north to allow for a 150' SB turn lane. This is shown in recommendations in the TIS.

3. Realigned Jefferson should be 3-lane section with TWLTL to match existing Jefferson to the south. (TIS)

4. Show improvements required by MoDOT. SB turn lane extension at Oldham. Verify that other MoDOT requirements are Phase 2.

5. Access 5 is too close to existing church office access. Would like to see church access closed or Access 4 and 5 consolidated to meet Access Management Code.
Church access closure will be a condition of approval and only closed after parking lot in that area is completed.

6. Throat lengths in TIS. Accesses 3, 6, and 10 have substandard throat lengths. TIS should make recommendations on if these are acceptable and why or why they need to be improved. The biggest issue I see is with Access 6 WB. Substandard throat length will affect internal circulation.

7. Shared use path is shown as 8'. Needs to be 10'.