

DEVELOPMENT SERVICES

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

Date: Wednesday, December 18, 2024

To:

Engineer/Surveyor: ENGINEERING SOLUTIONS Email: MSCHLICHT@ES-KC.COM

Property Owner: THE UNITED METHODIST Email:
CHURCH OF LEES SUMM

From: Scott Ready, Project Manager

Re:

Application Number: PL2024283

Application Type: Commercial Rezoning with Preliminary Development Plan

Application Name: View High Sports Complex

Location: 3350 NW ASHURST DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by January 28, 2025. 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 6:00 P.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 Rezoning with Preliminary Development Plan:

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| Planning Review | Adair Bright (816) 969-1273 | Senior Planner Adair.Bright@cityofls.net | Corrections |
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1. Confirm that you are providing adequate ADA parking. Also, update the parking notes on C100 to include those stall counts.
2. Provide ADA stall dimensions.
3. I assume you are planning on preserving some existing vegetation along the east side. Please show an outline and a rough estimate of the amount of trees you are intending to keep.
4. Staff is not supportive of waiving the fence requirement to the south. Even though a 6-ft. tall fence is not going to conceal a >30-ft. tall building, it is also about providing a physical barrier between such differing land uses.
5. Your response letter stated the north/south drive adjacent to the church will be public, but the landscape plan calls it out as private.
6. Please note that signs are shown for illustrative purposes only.
7. Confirm adequate width is being provided in landscaping islands for the trees being proposed - minimum of 10-ft. is required.

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| Engineering Review | Sue Pyles, P.E. (816) 969-1245 | Development Engineering Manager Sue.Pyles@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. Certain aspects of the development plan will be further reviewed during the Final Development Plan phase of the project. This includes detailed aspects of the design to help ensure that the plan meets the design criteria and specifications contained in the Design and Construction Manual.

6. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Approved with Conditions |
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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 503.3 - 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.

Areas along fire lanes and in front of hydrants shall be posted.

4. 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.

Confirm with Water Utilities that the area water infrastructure will supply the required fire flow per IFC Table B105.1(2) with a 50% reduction for the automatic sprinkler system.

12/11/20- Still to be determined.

5. The 6,900 S.F. building may need additional fire protection based on use.

6. An automatic fire sprinkler system is required for the building. Show the location of the sprinkler main going to the building.

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| Traffic Review | Erin Ralovo | Senior Staff Engineer Erin.Ravolo@cityofls.net | Corrections |
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1. Plans seem to indicate that the parking lot improvements on the church side of the development are included with this application. However, i talks with staff and your response letter it is indicated that these are future improvements to be done by the church. If these are not included with this application, all dimentions and linework should be greyed/removed to indicate future installation.

2. The eastern mid-block crossing is not acceptable as it is unexpected and not at a driveway. Please move this crossing to line up with the drive on the east side of the building.

3. The path along View High will need to be a 10 FT Shared Use Path rather than a 10 FT sidewalk.

4. A full review of the TIS was not completed. Further comments on the TIS will be forthcoming from traffic at a later time.

